



To Let

£55,000 per annum

Building and land, Tresillian Barton, Summercourt,
Newquay, Cornwall, TR8 5AA

4,599 Sq Ft
(427.2 Sq M)

Summary

- Detached commercial building with adjacent land
- Less than 4 miles to Newquay
- 2 miles to the A30 dual carriageway
- Short term let available
- Dual electric roller shutter doors

Location:

Newquay lies approximately 15 miles from the city of Truro, the main retail and administrative capital for the county as a whole and 6 miles from the main A30 trunk road. Newquay requires little introduction as one of Cornwall's most established and popular resort towns, and is also one of the country's leading surfing venues. It has a resident population of around 20,600. Newquay benefits from branch line railway services and also hosts the county airport with regular flights to London and other destinations across the U.K.

Description:

This unit is well positioned between the A30 and Newquay. The property is ideal for storage use as the

unit is open plan and well accessible, with three roller shutter doors, two electric and one manually operated. Externally the unit benefits from use of a well sized yard.

The tenant will have use of a nearby WC block which is maintained as part of the wider site.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
Total	427.2	4,599

Service charge:

A service charge will be levied for the upkeep and maintenance of the communal areas. More information on request.

Services:

Mains electricity is connected to the building, water can be connected if required. Please contact the agents with any particular requirements in relation to the capacity of power, water or drainage.

EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

Planning:

Planning consent has not yet been applied for. It is anticipated that the premises will benefit from E class uses which include commercial, retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information and to discuss any particular uses.

Business rates:

The business rating assessment is not yet finalised. For general information on business rates please visit <https://www.gov.uk/find-business-rates>

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed - lease term on offer from 3 months to 2 years.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

The premises has not been elected for VAT and therefore VAT will not be charged on the rent.

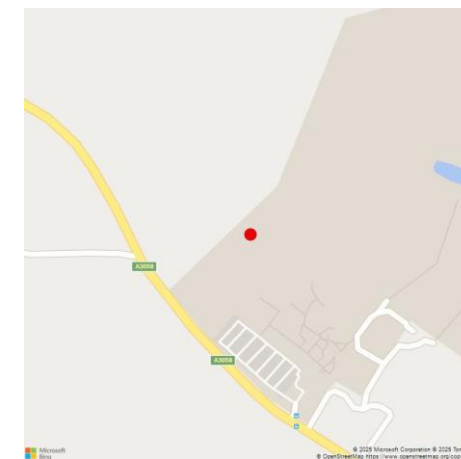
Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.



Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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