



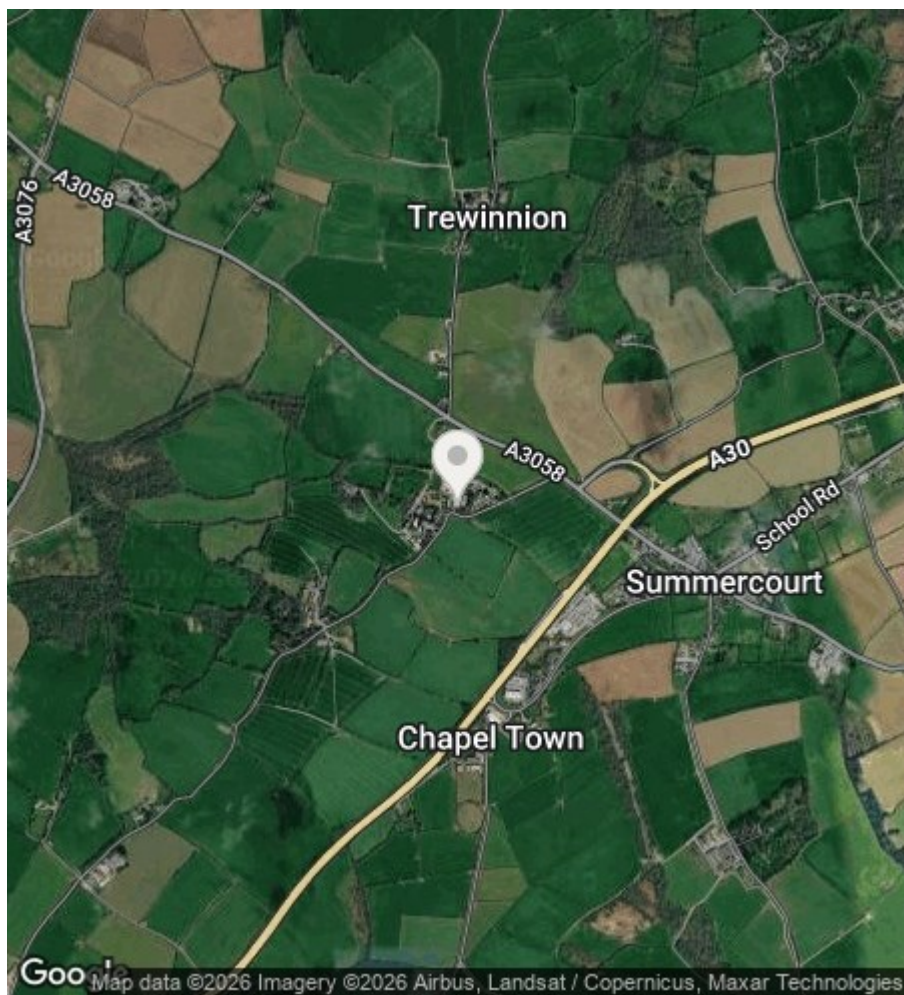
Alison May Building, Carvynick Holiday Park, Summercourt, TR8 5AF

A great opportunity to lease a block of three office/storage units
Suitable for a variety of uses and located close to the A30.
£9,000 per annum - No ingoing.

£9,000 Per Annum

Key Features

- A Block of Three Office/Storage Units
- Suitable for a Variety of Uses
- Close to the A30
- A new Easy in and Out Lease with Terms to Be Agreed
- EPC - C
- £9,000 per annum





Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

Carvynick Holiday Park can be found in a tranquil, countryside setting located in Summercourt,. The property is approximately 7 miles (a 15-minute drive) southeast of Newquay and just off the A30 making it very accessible for all routes.

The Property

This block of three offices/storage rooms can be used for a variety of uses. Having three separate entrances, these spaces are bright and benefit from electric and water. There is parking nearby the unit.

Lease

New easy in and out lease with terms to be agreed. Incoming tenant to pay agency fees.

Unit One

19'3" x 12'9" (5.88 x 3.89)

Wooden entrance door. Two sets of single glazed windows to the front aspect. Fluorescent light fitting. Shelving/storage. Carpet tiles to floor. Range of power points.

Unit Two

14'8" x 11'7" (4.49 x 3.54)

Wooden entrance door. Single glazed window to the front aspect. Carpet tiles to floor. Range of power points.

Unit Three

15'11" x 11'0" (4.86 x 3.37)

Wooden entrance door. Two sets single glazed double windows to the front aspect. Fluorescent strip lighting. Work surface with stainless steel sink unit and drainer with hot and cold taps. Storage below. Tiled splash back over. Two double door storage cupboards. Carpet tiles to floor. Range of power points.

Agents Note

Water included in the rental figure. Electric is metered.

Viewings

By appointment only through the vendors agent
David Ball Agencies
01637 850850 paula@dba.estate

UNIT 1 19'3" x 12'9" 5.88m x 3.89m	UNIT 2 14'9" x 11'7" 4.49m x 3.54m	UNIT 3 15'11" x 11'1" 4.86m x 3.37m
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