

Workshop/Office Premises, Station Road, Perranporth, TR6 0LH



VACANT SELF-CONTAINED DETACHED WORKSHOP/OFFICE SPACE WITHIN WALKING DISTANCE OF PERRANPORTH HAVING TWO LARGE GARAGES AND BASEMENT STORAGE – RECENTLY REFURBISHED

- 1293 sqft plus Basement Storage
- Staff kitchen and WC
- Recently refurbished and decorated
- Gas Central Heating and Double Glazing
- 2 Large Garages with Electric Roller Doors
- Popular light industrial area in Coastal Town
- Suitable for a variety of commercial users
- Large Reception/office plus additional office
- AVAILABLE IMMEDIATELY – NEW LEASE
- Flexible layout

£17,500 Per Annum rent

TENURE

The property is offered on a new commercial lease, terms to be agreed. Break clauses considered. No rent-free period available. Deposits and guarantees may be required.

BUSINESS RATES

Rateable Value £11,500.

SERVICES

All mains

VAT

There is no VAT payable on the rent

ENERGY PERFORMANCE CERTIFICATE

Rating - C

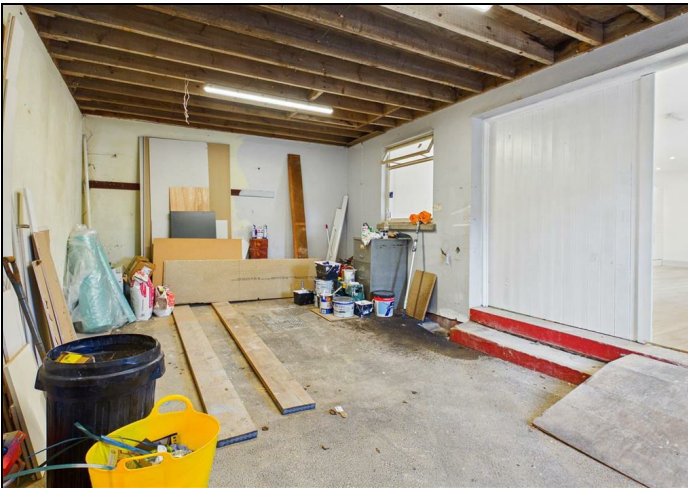
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All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER







Approximate total area⁽¹⁾
120 m²
1293 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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