

Office Premises, Trenance Heritage Cottages, Trenance Road, Newquay, TR7 2HW



UNIQUE 483 SQ FT DUPLEX OFFICE/WORK SPACE IN THIS LISTED HERITAGE COTTAGE DEVELOPMENT SITUATED IN THE IDYLIC TRENANCE GARDENS

- 483 SQ FT on 2 levels with upper office
- Recently decorated, ready to rent
- Wooden floors to ground floor
- New carpets upstairs
- Stunning setting in Trenance Gardens
- Available immediately
- Shared WC facilities
- Gas central heating
- Suitable for a variety of users/businesses
- Rare opportunity in this unique setting

Rent £6,500 Per Annum

LEASE

The landlord proposes a 5 Year lease with a 2 Year break clause.

USER

Any use clause will need to be non-competing within Trenance Cottages and all applications are subject to landlord approval and trustee interview. No café/food user, no ice-cream, no retail gift shop etc.

BOND

The trustees will require a 3 month rent bond payable up front and held for the term of the lease.

RENT

Payable monthly in advance.

PARKING

There is no parking on site and no parking or outside space included within the lease.

ELECTRIC

Electricity is supplied by a private meter to the premises, with the Trustees invoicing the tenant as per metered usage.

TOILETS

The tenants share the use of the toilets on site and pay £200 per annum towards cleaning charges and consumables.

WATER CHARGES

The tenant pays a contribution of 10% to the overall water usage.

HEATING

The heating is gas and the tenants pay a 15% contribution of the gas consumed.

INSURANCE

The tenants pay 15% of the overall building insurance costs. This is renewed every March and costs and equates to around £375 for this unit.

INTERNET

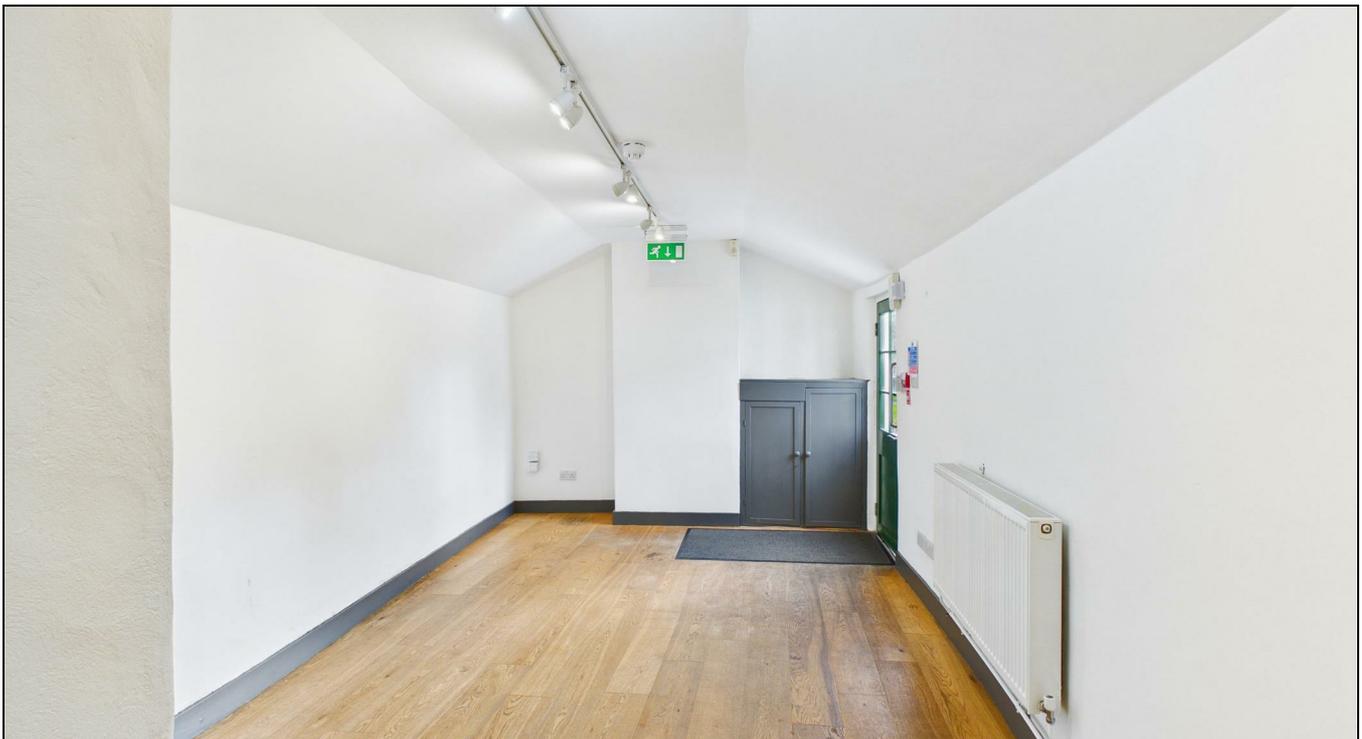
Shared Wifi is available and, if utilised, is billed at 30% of the monthly bill (currently £57 per month in total).

VAT

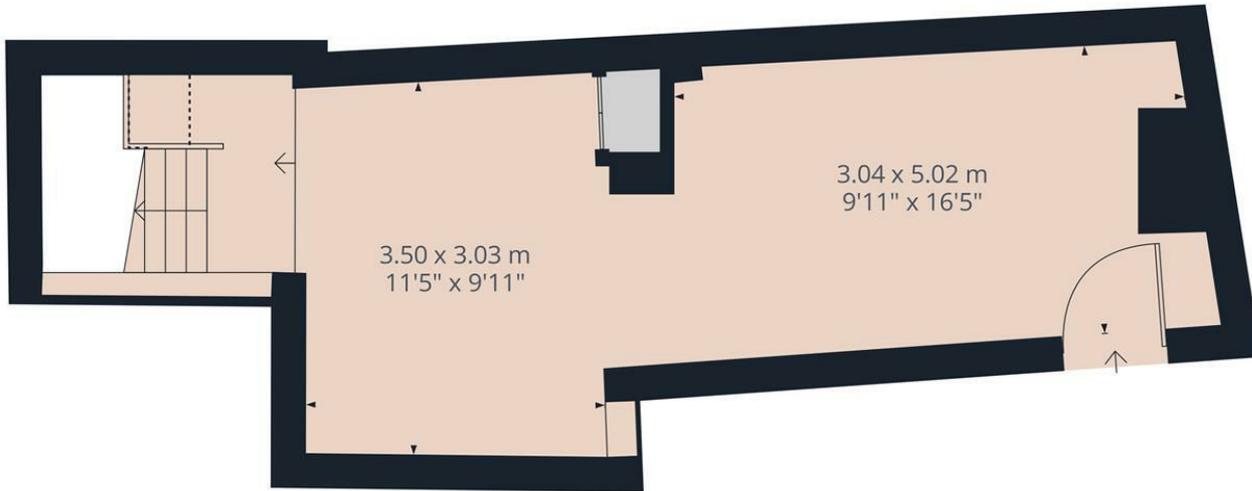
All bills and rent will be charged plus VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

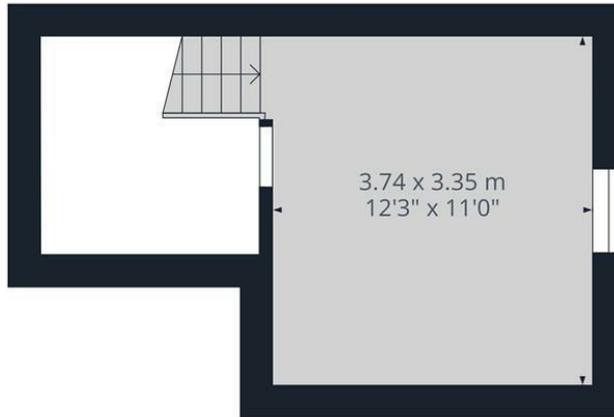
We are informed that the property in its entirety is EPC exempt due to the property being grade II listed.







Floor 0



Floor 1



Approximate total area⁽¹⁾

44.9 m²
483 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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