

REF: PW/WC1&2 - DETAILS PREPARED 23.01.2019

FOR SALE/TO LET

TRADE COUNTER UNITS

UNITS 1&2 WINDMILL COURT, PENNYGILLAM WAY

LAUNCESTON

CORNWALL

PL15 7ED



INDICATIVE IMAGE

- 140 TO 728 SQ.M. (1,500 TO 7,840 SQ.FT.)
- ONE to FIVE UNITS BEING CREATED OUT OF EXISTING BUILDING
 - LARGE YARD ALSO AVAILABLE
 - BUSY COMMERCIAL ESTATE

LOCATION

The site is located on the busy Penngillam Industrial Estate in Launceston in East Cornwall close to the A30 and the Devon and Cornwall border. The estate has a mix of national, regional and local, retailers, trade counter operators and industrial businesses.

DESCRIPTION

The premises comprise a former snooker hall that is being converted into a workshop or warehouse with the option of creating one to five workshop or trade counter units. The premises will be finished to shell condition to include a disabled WC facility and small kitchen area. Loading will be to the front and or via a new roller shutter door to the southern gable end. New shop front/customer entrances will be installed. There will be ample parking facilities on the site and a large yard area is also available.

ACCOMMODATION (All sizes are approximate NIA)

140 to 728 sq.m. (1,500 to 7,840 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (as existing) - Band C - Rating 65
Please ask for more information or go to our web site.

SERVICES

It is understood that the unit will benefit from mains electricity, gas, water and drainage.

PLANNING

Planning has been granted for B1 and B8 with trade counter under planning reference PA18/03215. Interested parties are advised to contact the Local Planning Authority on 0300 1234 100.

TENURE

The premises are offered to rent on a new effective FRI lease on terms to be agreed. Alternatively, consideration will be given to selling the whole building.

RENT/PRICE

Rent is dependant on size and yard area required.
The building is offered at £425,000

RATES

Rateable Value 2017 – To be assessed
Local Authority Reference -
Cornwall Council Business Rates - 0300 1234 171

SERVICE CHARGE

In addition to the rent, if more than one unit is created, the tenant will be responsible for a percentage of the costs involved in maintenance of any common areas, management etc.

VAT

The rent and price will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

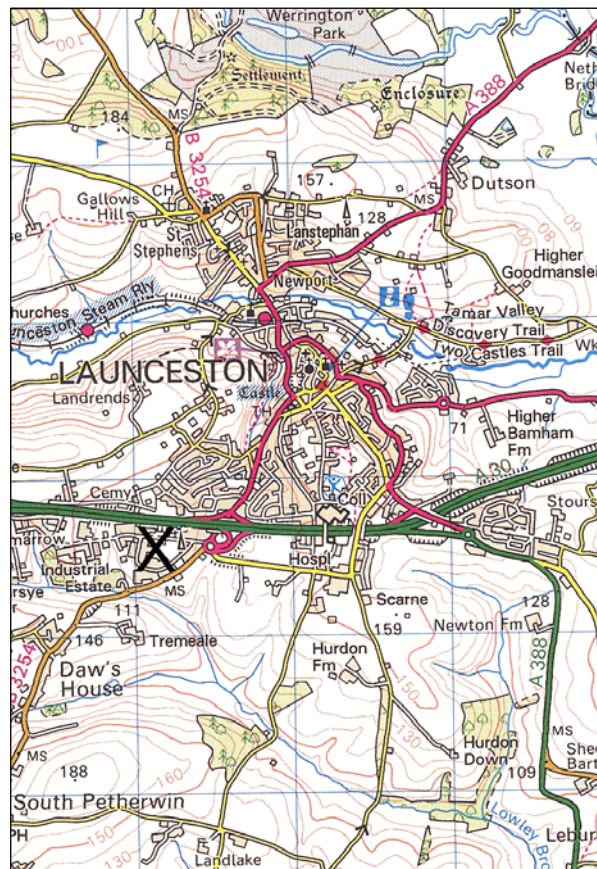
VIEWING

Strictly through the sole agents – **Simon Powell Commercial**
Contact: Simon Powell T 01822 611311 E simon@simonpowell.co.uk

www.simonpowell.co.uk

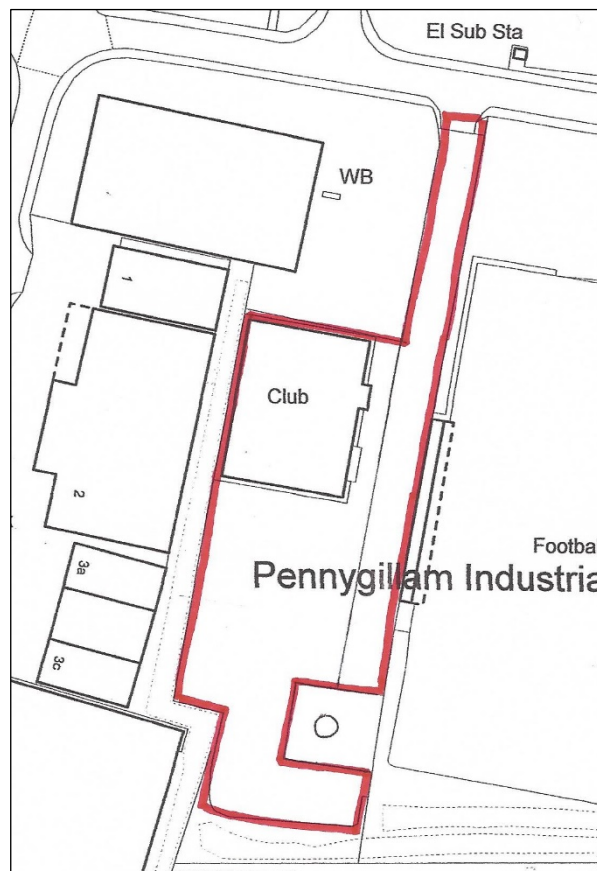
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



Simon Powell Commercial for themselves and for vendors or lessors of this property gives notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.