

TO LET

Showroom, offices and workshop (approximately 4,289 sq.ft)

OIRO £22,000 per annum (no VAT)

Ground floor layout - largely open plan

Close to A30



Unit 15 Newport Industrial Estate, Launceston, Cornwall, PL15 8EX

Location

Newport Industrial estate sits just outside the centre of the historic former county town of Launceston, approximately **1 mile away from the A30** dual carriageway. The property is located in a busy industrial and commercial area (approximately 650m east of the entrance of Newport Industrial Estate) close to City Plumbing, Jewson's, Co-op, Truscotts (Peugeot car dealership) and a number of other local and regional businesses of various types.

Description

The building is faced with facing blocks and profiled metal sheet cladding to the front showroom and is of profiled sheet cladding to the rear workshop. The showroom was an extension to the units behind and was constructed circa 2007/2008.

The property includes a showroom, offices, kitchen/staff welfare, a large sized toilet facility and a workshop to the rear with roller door access from the side.

The last occupier was a car dealership and before that a kitchen and bathroom showroom. It is considered the property could be used for a variety of uses (subject to obtaining the necessary planning consents as required).



Services

Water—The property is connected to mains water.

Electric—There is a 3 phase electrical supply.

Drainage—Foul water drainage is connected to the public sewer.

BT/Internet - A BT cable is installed but would require connection.

Amenities—Launceston boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs.

North Cornish beaches from 17 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (21 miles by road) and Exeter airport (50 miles by road) services international and domestic flights. The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (15 miles by road).



Side access to workshop

Accommodation

The open plan showroom is accessed via glazed concertina style entrance doors to the front (opening between reveals is approximately 3.9m and height to door head 2.69m). The showroom leads to an office to the rear or corridor/store area connecting the kitchen/staff welfare, small office, large WC and workshop. The showroom is heated by 2 No. Daikin air conditioning units (not understood to have been recently tested/serviced).

The workshop includes skylights providing reasonable levels of natural light and an electric roller shutter door (with a clear height of approximately 3.25m and opening of 3.87m).

Parking for approximately 7 cars/small vans is available to the front of the property. On street parking on the estate road opposite the unit is understood to be unrestricted.

Sizes

Area Measured

	<u>Square Metres</u>	<u>Square Feet</u>
Showroom (NIA)	248.92	2,679
Office to back of showroom (NIA)	13.12	141
Kitchen/staff welfare (NIA)	11.40	123
Corridor/store area (NIA)	17.64	190
Small office off workshop (NIA)	4.40	47
Large WC (excl. from NIA)	5.13	55
Total for Showroom and Offices (NIA)	295.48	3,180
Workshop (GIA)	103.04	1,109

Note: Areas are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". GIA is a reference to the gross internal area and NIA is the net internal area.



Planning & Building Regulations

The property has been used as a showroom for bathrooms and kitchens in the past and was last used as a car sales showroom. Prospective tenants should make their own enquiries (through their legal advisers if necessary) to Cornwall Council Development and Building Control to confirm their proposed use is acceptable.

Legal Costs

Each party to cover their own legal expenses as required.

Price

Offers in the region of £22,000 (no VAT) are sought for the annual rental of the showroom, offices and workshop.

Terms

The property is available on an effective full repairing and insuring basis. A maintenance rent of 2.5% of the rent plus VAT will be charged in addition to the rent for the maintenance of common areas of the site and buildings. The Tenant will insure the property or cover the cost of insurance (to be confirmed). The landlord envisages a lease term of three years or more. The property is available immediately.

Business Rates

The current rateable value (RV) for the workshop is £6,300 and for the showroom, offices and forecourt is £14,750 (Total RV £21,050). The RV is as stated on the Valuation Office Agency (VOA) website service (effective date 1st December 2017). Information concerning how rates are calculated is available on the Cornwall Council website. It is possible prospective tenants could be eligible for tapered small business rates relief (to be investigated by interested parties as required).



EPC

The property has an EPC rating of "B", certificate reference number 9263-3072-0326-0590-3695, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is not understood to be elected for VAT.

Rights

There is a right for the Tenant to park to the front of the building in allocated areas.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire BSc(Hons) MRICS on: **01208 812 812**

Brochure Dated 03.08.22



Office to back of showroom



Small office off workshop