



AZIME COURT, ROCK ROAD, ROCK, WADEBRIDGE, PL27 6NW

Guide Price: £895,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Located in Rock, the property is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf and scenic coastal walks. The area boasts an abundance of fine beaches in particular Daymer Bay and Polzeath. Rock Road itself is the main road down to the water with The Mariner's Arms and other retail and hospitality offerings.

DESCRIPTION:

Azime Court is a ready made investment opportunity with the potential for further residential development to the rear. A rarity on the market it has an income of just over £40,000 with planning already granted to the rear, alongside a vacant 2-bed flat which could either be a Cornish bolthole or further income. Available immediately at a guide of £895,000, this is not an opportunity to be missed in one of the most sought-after destinations in Cornwall.

SCHEDULE OF ACCOMMODATION:

Ground floor retail units with rear offices, external garages and 2 bed first floor flat provided with vacant possession.

There is planning permission granted for extension and refurbishment of the existing 2-bed apartment, creating a new three-bed apartment and two bed-apartment Further planning granted for the creation of a 2-bed apartment above the existing garages.

**TENURE / LEASE TERMS:**

The premises are available freehold with the benefit of leases below:

Unit 1, let to Rock Fish at £15,500
 Unit 2, let to Mooch Homewares rent to be £12,500
 Unit 3, let to Maritime and Coast Guard Agency currently at £8,000 with negotiations to increase
 3 vacant garages
 Vacant 2 bed flat to the first floor

New leases are being prepared with a total rental income of just over £40,000 per annum, with the benefit to greatly increase by letting the flat if desired.

VAT:

The premises are elected for VAT and the sale will be treated as a Transfer of a Going Concern.

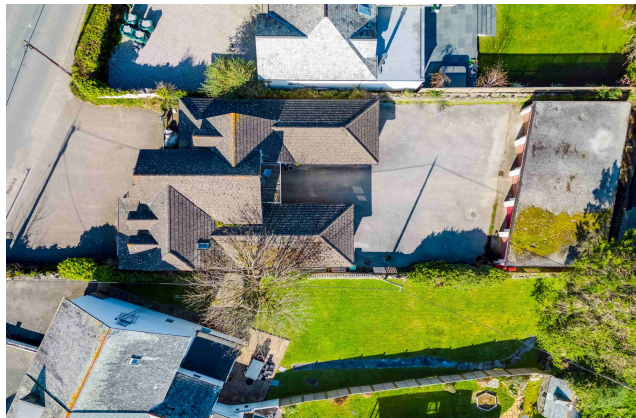
LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Ratings are below:

Flat - E
 Unit 1 - C (66) | Unit 2 - B (48)
 Unit 3 - C (55) | Unit 4 - C (49)

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable values are below:

Unit 1, £11,250
 Unit 2, £13,500
 Unit 3, £7,100 (to include Garage 3)
 Garage 1, £1,650
 Garage 2, £1,650
 Garage 4, £1,650

To find out how much business rates will be payable there is a business rates estimator service via the website.

The flat falls under Council Tax Band 'B'.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

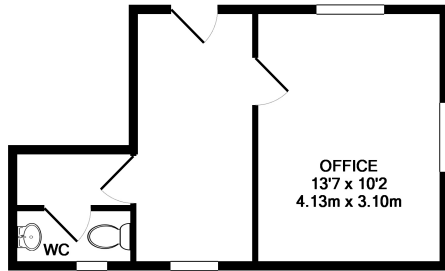
or our Joint Agents at John Bray Estates:

Sophie Collins on 01208 862601

Email sophie.collins@johnbrayestates.co.uk

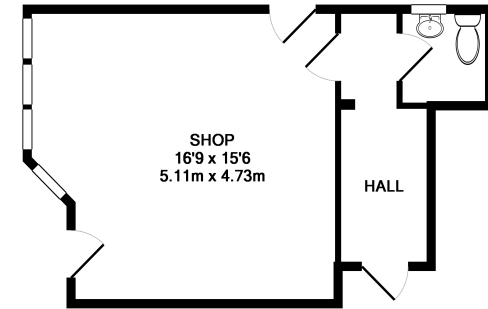






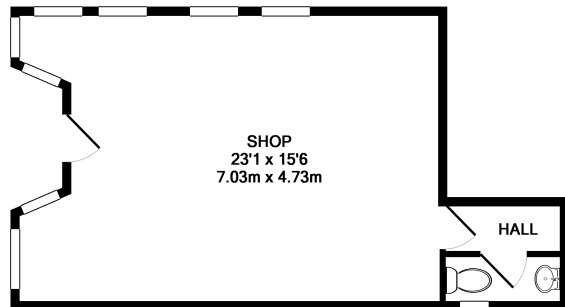
TOTAL APPROX. FLOOR AREA 267 SQ.FT. (24.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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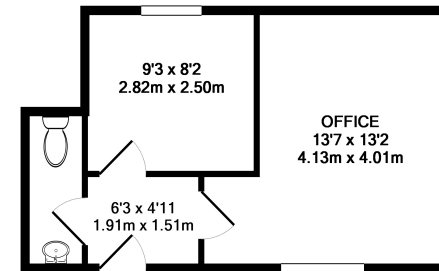
TOTAL APPROX. FLOOR AREA 329 SQ.FT. (30.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 375 SQ.FT. (34.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 290 SQ.FT. (26.9 SQ.M.)

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