



**INVESTMENT OPPORTUNITY, EDHEN PARK, HARVEY ROAD, TRURO, TR1
2XW**

£1,800,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Located in Newham, Truro's Business District, the premises are a mere 5 minute drive from the city centre, and are close by to numerous national and local operators such as the Royal Mail, Screwfix and Cornish Mutual. Newham which has 150 business is well established and supports the City and wider area.

DESCRIPTION:

An Industrial complex located on the edge of Truro City Centre within The Complex includes 16 units which are occupied by 12 different tenants with approximately 80% of the income coming from Biffa, Royal Mail, Vodafone and Europcar. The remainder comes from small businesses that occupy small containerised units and portacabins and play a useful role within the local economy.

The development currently produces an income of £117,030, however terms have been agreed for lease renewals which raises the potential income to £126,755. The investment opportunity is available at an asking price of £1.8 million.

SERVICE CHARGE:

Our client operates a Service Charge to cover the maintenance of the common parts.

TENURE / LEASE TERMS:

Freehold - subject to the leases opposite.

VAT:

All the above prices/rentals are quoted exclusive of VAT which will be payable on this Lot.



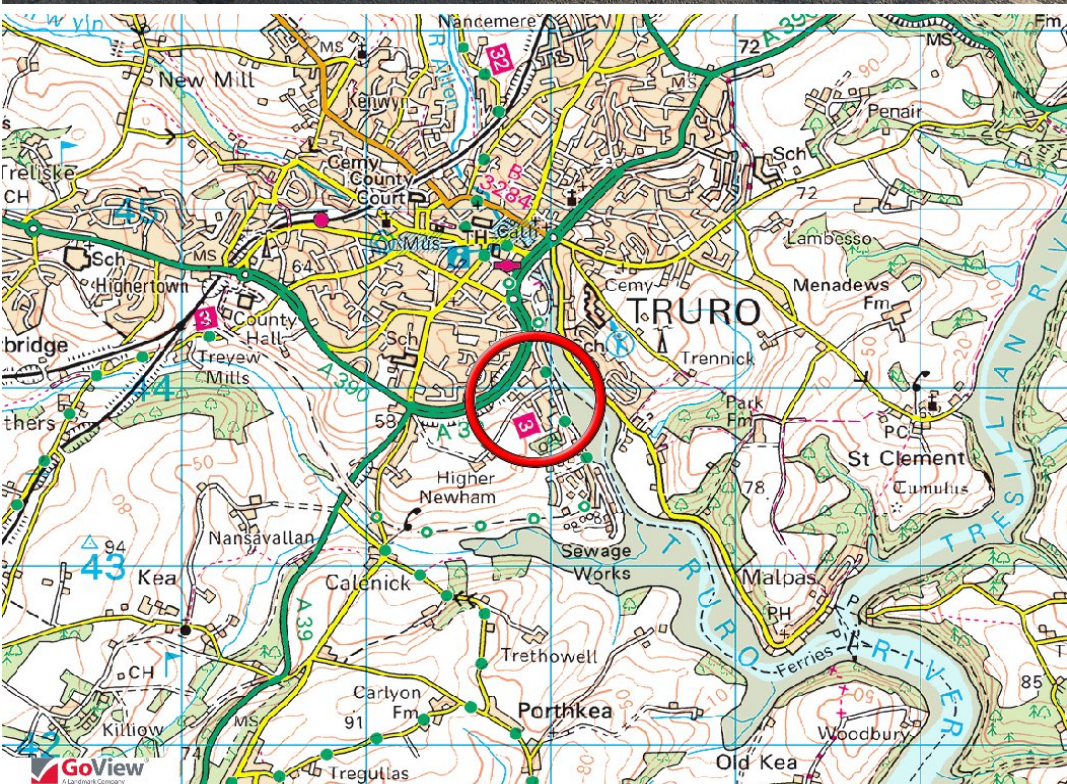
Schedule of Tenancies									
Unit	Tenant	Lease Date	Term	Lease Start	Rent Review	Break Date	Expiry	Rent	Rising to
Compound 1 and Unit 7	Biffa Waste Services Ltd	27/09/2022	5 Years	29/09/2022	Fixed Uplift to £20,000 wef 28/09/2025	n/a	28/09/2027	£19,000	£20,000
Compound 2	Royal Mail	12/02/2020	5 Years	12/02/2020	n/a	n/a	11/02/2025*	£16,500	£17,000
Unit 1	Vodafone	10/03/2000	25 Years	01/01/2000	n/a	n/a	31/12/2025**	£14,500	£19,500
Unit 2A	RPD Tyres	24/05/2024	6 years	29/09/2022	Fixed Uplift to £16,000 wef 28/09/2025	29/09/2025 - subject to 3 months' notice	28/09/2022	£15,000	£16,000
Unit 2B	Europcar	19/12/2014	10 years	19/12/2014	18/12/2024	n/a	18/12/2024***	£23,500	£27,000
Unit 6 (now parking area)	Europcar	21/11/2016	1 year	21/11/2016	n/a	3 months' notice	Licence	£4,200	£4,200
Unit 8	Private Individual	04/02/2019	1 year	04/02/2019	n/a	3 months' notice	Licence	£2,600	£2,600
Unit 9	Private Individual t/as Resin2art	06/04/2022	1 year	06/04/2022	n/a	3 months' notice	Licence	£3,000	£3,000
Unit 10	Private Individual t/as Resin2art	26/01/2025	1 year	26/01/2025	n/a	3 months' notice after the first 9 months of the licence	Licence	£2,250	£2,250
Unit 11	AM Signs Engraving Ltd	Undated	1 year	01/09/2016	n/a	3 months' notice	Licence	£2,600	£2,600
Unit 11A	Private Individual	undatde	1 year	25/03/2025	n/a	3 months' notice after the first 9 months of the licence	Licence	£2,000	£2,000
Unit 12	Private Invidual	01/06/2024	1 year	01/06/2024	n/a	3 months' notice after the first 9 months of the licence	Licence	£2,700	£2,700
Side Store	vacant								£1,500
Unit 12A	Private Individual t/as Barn Fresh Interiors	27/11/2024	1 year	27/11/2024	n/a	3 months' notice after the first 9 months of the licence	Licence	£4,500	£4,500
Carport	Europcar	£44,866	1 year	29/09/2022	n/a	n/a	Licence	£2,500	£2,500
Unit 14	Private Individual t/as Lunchbox	£41,732	1 year	03/04/2014	n/a	n/a	Licence	£2,180	£2,180
Total Income								£117,030	£129,530

* Compound 2 - Heads of Terms have been agreed at £17,000 per annum for a new 10 year lease from 12/02/2025 with break and rent review in 12/02/2030.

** Unit 1 - Solicitors have been instructed to draft a new 20 year lease from 01/01/2026 at £19,500 p.a subject to 5 yearly rent reviews.

*** Unit 2B Solicitors have been instructed to draft a new 10 year lease from 19/12/2024 at £27,000 p.a with built-in uplifts to £29,400 on 19/12/2028 and £31,700 on 19/12/2031 subject to 5 yearly





**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is as follows;

Unit 1 (Vodafone) D(86) Expires 08/03/2035
 Unit 2A (RPD Tyres) E(115) Expires 28/09/2029
 Unit 2B (Europcar) D(98) Expires 31/03/2035

The remaining units and compounds do not require EPC's.

FURTHER INFORMATION:

This is available through Miller Commercial.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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EG Radius Leaderboards



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