



**PATTERN SHOP AND PLANTATION STORE, HAYLE, CORNWALL,  
TR27 4HD**

**RENTAL UPON APPLICATION**

**Miller Commercial**



The business property specialists



## LOCATION

Part of an historic 18th century foundry in the heart of Hayle, The Pattern Shop and Plantation Store are the pinnacle of a ten year regeneration scheme which has refurbished and preserved several historically important buildings fundamental to Cornwall's industrial heritage forming part of the Cornwall UNESCO Works Heritage Site.

The Pattern Shop and Plantation Store are accessed off Foundry Hill (B3302). The premises benefit from good access from the A30 via the Causeway. Hayle train station is under 5 minutes' walk and the bus station is in close proximity.

## DESCRIPTION

Both buildings provide a number of high quality office suites which draw upon the industrial heritage of the town that have been completed and are ready for occupation and benefit from central heating and their own WC's and kitchenette. The buildings also provide additional meeting room space that can be hired by separate arrangement, shower facilities and bicycle parking. There is car parking available near by.

## SCHEDULE OF AREAS - PATTERN SHOP

Unit A - 637 sq ft - rent - £7,644 pa / Service charge £2,548 pa

Unit B - 617 sq ft - rent - £7,399 pa / Service charge £2,466 pa

Unit C - 258 sq ft - rent - £3,099 pa / Service charge £1,033 pa

Unit D - 769 sq ft - rent - £9,232 pa / Service charge £3,077 pa

Unit E - 764 sq ft - rent - £9,168 pa / Service charge £3,056 pa

Unit G - 322 sq ft - rent - £3,861 pa / Service charge £1,287 pa

Unit H - 791 sq ft - rent - £9,490 pa / Service charge £3,168 pa

\*\* Units A-D have disabled access

## SCHEDULE OF AREAS - PLANTATION STORE

Unit 3 - 625 sq ft - rent - £7,502 pa / Service charge £2,501 pa

Unit 4 - 352 sq ft - rent - £4,222 pa / Service charge £1,407 pa



Unit 5 - 381 sq ft - rent - £4,571 pa / Service charge £1,524 pa

Unit 6 - 655 sq ft - rent - £7,980 pa / Service charge £1,660 pa

\*\* Plantation Store has a passenger lift and all units have disabled access

## LEASE TERMS

New leases are available for terms of 3 years, with a Tenant option to break halfway through the term. A rent deposit of 3 months' rent plus service charge will be required in each instance.

## SERVICE CHARGE

The service charge covers the general running and upkeep of the estate including the gas central heating, building insurance, water, cleaning and maintenance of communal areas and systems, waste disposal, security, window cleaning and building management. Tenants will be charged separately for their use of electricity and gas (central heating).

## LEGAL COSTS

The Tenant to pay a contribution towards the Landlord's legal costs in setting up the lease.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171.

## VAT

The property is elected for VAT and as such, the rent is subject to VAT.

## EPC

The Energy Performance Rating for this property is still to be confirmed.

## CONTACT DETAILS

For further information, please contact:

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**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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