



**For Sale**

**Guide Price**  
**£795,000**

Units 3, 3A, 3B & 3C, Bess Park Road, Trenant  
Industrial Estate, Wadebridge, Cornwall PL27 6HB

Approx. 9,984 Sq Ft  
(927.53 Sq M)

## Summary

- Industrial investment
- Situated on an established and popular industrial estate
- Easy access to the main A39 Atlantic Highway
- For sale due to the retirement of the owners & available for the first time in over 40 years
- 3 units let & one with vacant possession (due to the owners retiring)
- Existing tenants paying a rent of £37,366 p.a. equating to an average rent of £6.04 sq ft
- At £6 psf vacant premises adds another £24,500 p.a.
- Guide price £795,000 reflecting a net yield of 7.38% after an allowance for purchase costs of 5.48% & assuming Unit 3 is let at £6 psf
- This equates to approx. £79.63 per sq ft overall

### Location:

The Tenant industrial estate is a well-known location on the eastern side of Wadebridge and is host to a wide range of occupiers.

Wadebridge is a popular North Cornwall town located just off the A39 Atlantic Highway with Bodmin and the main A30 just 7 miles away and Padstow 8 miles distant. It is well situated for the very popular cycle way The Camel Trail which links Padstow and Bodmin.

### Description:

These units are comprised within a single commercial building that has been subdivided by the vendors for a mix of their own occupation and letting purposes. It has blockwork elevations under a mix of a pitched roof on steel trusses and a flat roof which was renewed in 2022.

There is parking to the front of the building and a good-sized yard to the rear which offers scope for more parking or storage. Units 3A, 3B and 3C are all occupied. The plot is approximately 0.68 acres.

Unit 3 will be vacated on the completion of the sale and will then be available for a new owner to occupy or to let and secure further income.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal area basis.

	sq m	sq ft
Unit 3	379.69	4,087
Unit 3A	104.07	1,120
Unit 3B	141.33	1,521
Unit 3C	302.44	3,255
<b>Total</b>	<b>927.53</b>	<b>9,984</b>

### Service charge:

The vendor's recover the cost of reinstatement insurance from the occupiers on a pro-rata floor area basis.

### Services:

We understand that mains electricity, water and drainage are connected to the properties. These services have not been tested by the agents and interested parties should make their own enquiries.

### EPC / MEES:

Unit 3 – E (122)  
Unit 3A – D (88)  
Unit 3B – C (51)  
Unit 3C – D (81)

### Business rates:

For information relating to Business Rates and the individual assessments of each unit please visit [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

### Terms:

The units are let as follows:-

**Unit 3** – vacant on completion

**Unit 3A** – Turnaround Clean exp May 2025 - £5,995 p.a.

**Unit 3B** – HFT Cornwall holding over £8,925 p.a.

**Unit 3C** – Tile & Bathroom Shop holding over - £22,446 p.a.

Further lease information available to serious parties.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## CONTACT THE AGENT

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