

For Sale on behalf of Andy Beckingham and Siann Huntley Administrators of Lowley Engineering



For Sale

£150,000 - £600,000

Unit B1 - B4, Pennygillam Way, Pennygillam
Industrial Estate, Launceston,
Cornwall PL15 7ED

2,482 - 9,981 Sq Ft
(230.6 - 927.2 Sq M)

Summary

- Freehold industrial units
- Available individually or as one lot
- Potential for redevelopment
- Ideal for investors or owner occupiers
- Close to A30
- Popular location

Location:

The properties are located at the entrance of the Pennygillam Industrial Estate, and therefore access to the A30 is extremely close by.

Description:

Comprising of 4 terraced industrial units within a secure palisade fenced compound. Each unit has a pedestrian entrance that leads into an office area with toilet and kitchen facilities. This then leads into the open plan warehouse area. All of the units have a concertina loading door, except B2 which has a roller shutter door.

B4 has a hardstanding area to the side, which currently houses a container.

At the front of the estate is a parking area, the spaces are demised to each unit. The units can be sold as one lot or as individual units.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Unit	sq m	sq ft
B1	233.40	2,512
B2	230.60	2,482
B3	230.90	2,486
B4	232.30	2,501
Total	927.20	9,981
Shutter sizes	high	wide
B1	2.615m	3.62m
B2	3.073m	3.62m
B3	2.612m	3.62m
B4	2.612m	3.62m
Eaves height		
Maximum	3.032m	
Minimum	2.483m	

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Values are:

B1 - £14,250

B2 - £13,500

B3 - £13,500

B4 - £13,500

Therefore making the approximate Rates Payable £7,111 per annum for B1 and £6,737 per annum for B2-B4 for 2023/24. Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between 12,001 and £15,000. Interested parties are advised to confirm the rating liability with Cornwall Council.

Terms:

The freehold of the properties are available as one lot or as individual units.

Legal fees:

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

Money laundering:

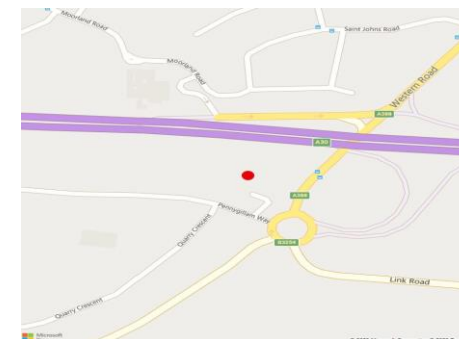
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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