



**For Sale/
To Let**

£675,000 freehold guide price
£50,000 pax

Unit 1 Marsh Lane Hayle Industrial Estate,
Hayle, Cornwall TR27 5JR

4,660 Sq Ft
(432.9 Sq M)

Summary

- Available To Let from February 2023 or For Sale
- Unique opportunity to acquire a detached industrial unit
- Located on popular industrial estate
- Close to A30
- Regional retailers located nearby including Boots and Marks & Spencer
- Strategic location serving West Cornwall

Location:

The property is situated on the Hayle Industrial Park which has grown in prominence and profile over recent years to become one of the most sought after locations in West Cornwall. It is ideally located just off the main A30 and close to the landmark Marks and Spencer retail development which has further established this location.

Description:

Unit 1 offers a unique opportunity to purchase or let a modern and well presented industrial unit, located within the popular Hayle Industrial Estate.

The unit benefits from having one roller shutter door leading to the majority as well as pedestrian door access to a small office.

The unit is currently occupied until February 2024.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement on a gross internal basis.

	sq m	sq ft
Total	432.9	4,660

Services:

We understand that mains 3 phase electricity, water, gas 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:

E (105)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £9,200 reference: 25060637025010

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on a new lease, terms to be agreed at a rental of £50,000 per annum; alternatively, the freehold is available, guide price £675,000.

The current tenant is on a Fully Repairing and Insuring lease and is vacating the premises in February 2024.

Legal fees:

Each party is to pay their own legal fees incurred during 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.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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