



Business Unaffected

**For Sale / To Let**

**£525,000 or £40,000 pax**

Units 1-4, The Industrial Estate,  
Perranporth, Cornwall, TR6 OLH

5,522 Sq Ft  
(513 Sq M)

## Summary

- Four interconnecting units
- Popular industrial estate
- Warehouse storage
- Currently used with a trade counter

### Location:

Perranporth is located approximately 10 miles from Truro, the administrative and commercial centre for the County. Newquay is approximately 8 miles away. Perranporth benefits from an excellent level of tourism and is linked via the A3075 to the A30 at Chiverton Cross, the A30 being the main arterial trunk route through the County linking with the M5 at Exeter.

### Description:

Units 1-4 are located in the popular town of Perranporth, just a short drive from the A30. The unit comprises four interconnected units, which are currently used with a local trade counter. The premises are suitable for a wide range of uses providing extensive storage or workshop space as well as office accommodation, a shop floor and a delivery area with electric roller shutter door.

### Accommodation:

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

	sq m	sq ft
Total GIA	513	5,522

### 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:

The Rateable Value has recently be reassessed, we are advised that the new Rateable Value will be £19,500 therefore making the approximate rates payable £9,731 per annum for 2023/24. Interested parties are advised to confirm the rating liability with Cornwall Council.

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

### Terms:

The freehold of the property is available to purchase. Alternatively, our client will consider a new full repairing and insuring lease of the property. Terms to be agreed.

### 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:

We understand the property has not been elected for VAT and will therefore not be chargeable.

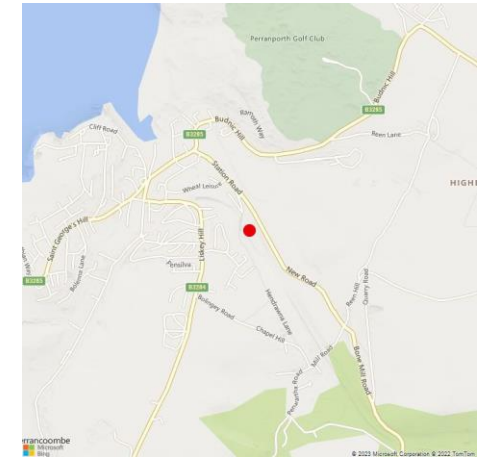
### Code for leasing business

#### 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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