

£16,000 pax

Unit 8 Water-Ma-Trout, Helston, Cornwall, TR13 0LW

(1,154 Sq Ft)

# Summary

- Industrial unit to let
- Tripple roller shutter door access
- Situated on the popular Water-

**Ma-Trout Industrial Estate** 

#### Location:

Helston is a historic market town in close proximity to large parts of Cornwall's south coast serving a resident population in the region of 11,500 in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Water-Ma-Trout Industrial Estate is the main trading estate for Helston and the Lizard Peninsula. Other occupiers include Jewson, Collingtons, Wendron Stoves and South West Garage Doors.

#### Description:

Industrial unit situated on the popular Water-Ma-Trout Industrial Estate. Currently compromises a generously sized unit.

The unit benefits from the use of roller shutter doors as well as a concrete floor.

#### Accommodation:

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

	sq m	sq ft
Main Building	107.22	1,154
Total	107.22	1,154

### 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:

EPC Rating is E (101).

#### **Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for unit 8 is £7,100 reference 23020582915038 effective from the 1st April 2023, therefore making the rates payble £3,542.90.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Terms:

The premises are available by way of a new lease direct from the landlord at a rent of £16,000 per annum all other terms to be agreed.

## Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

# 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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kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to will easing Business Premises and for the Sevenders or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

