



Vickery Holman  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**To Let**

£1,350- £5,000 pax

Workshop 1-4, East Stables, Foundry Lane, Hayle, Cornwall,  
TR27 4BW

120 to 434 Sq Ft  
(11.1 to 40.34 Sq M)

# Summary

- Terraced units available
- Shared parking
- Use class E including storage/distribution and office
- Perfect for SME's
- Conveniently close to the A30 and St Ives

## Location:

Hayle lies approximately 7 miles from Penzance and approximately 20 miles from Truro, Cornwall's administrative capital, with a resident population in the region of 9,500. Benefitting from a main line railway station on the Penzance to Paddington line, the town has a mixed economy with employment coming from service and industrial sectors as well as tourism, which is a key local factor.

## Description:

The terrace comprises of four open plan, self-contained workshops providing ground floor light industrial commercial accommodation.

## Accommodation:

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

	sq m	sq ft	Rent PAX	Rateable Value
<b>Workshop 1 (mid terrace)</b>	Under Offer			
<b>Workshop 2 (mid terrace)</b>	33.5	361	£4,600	£3,450
<b>Workshop 3 (end terrace)</b>	40.3	434	£5,500	£4,200
<b>Workshop 4 (end terrace)</b>	11.2	120	£1,500	£1,975

## 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:

- Workshop 1: D (82)
- Workshop 2: D (84)
- Workshop 3: D (82)
- Workshop 4: D (94)

## Business rates:

Please see above for the individual units business rates. For further information please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

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

## Legal fees:

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

## VAT:

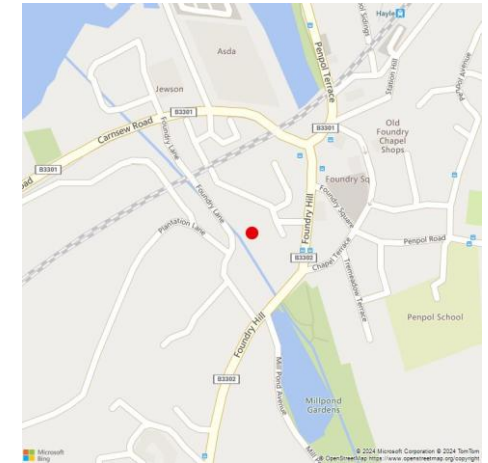
All figures quoted are exclusive of VAT if applicable.

## 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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### Truro Office

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