

**For Sale**

**Guide Price**  
**£745,000**

Units 3, 3A, 3B, 3C & 3D, Trenant Industrial Estate,  
Wadebridge, Cornwall PL27 6HB

**Approx. 9,984 Sq Ft**  
**(927.53 Sq M)**





# Summary

- Industrial investment
- Fully tenanted
- Situated on an established and popular industrial estate
- New leases recently agreed
- Easy access to the main A39 Atlantic Highway
- Existing tenants paying a rent of £68,205 p.a. equating to an average rent of £6.83/ sq ft
- Guide price £745,000 reflecting a net yield of 8.69% after an allowance for purchase costs of 5.48%
- This equates to approx. £74.62 per sq ft overall

## Location:

The Tenant industrial estate is a well-known location on the eastern side of Wadebridge and is host to a wide range of occupiers.

Wadebridge is a popular North Cornwall town located just off the A39 Atlantic Highway with Bodmin and the main A30 just 7 miles away and Padstow 8 miles distant. It is well situated for the very popular cycle way The Camel Trail which links Padstow and Bodmin.

## Description:

These units are comprised within a single commercial building that has been subdivided by the vendors for a mix of their own occupation and letting purposes. It has blockwork elevations under a mix of a pitched roof on steel trusses and a flat roof which was renewed in 2022.

There is parking to the front of the building and a good-sized yard to the rear which offers scope for more parking or storage. Units 3, 3A, 3B and 3C are all occupied. The plot is approximately 0.68 acres.

## Accommodation:

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

Unit 3	sq m	sq ft
	379.69	4,087

Unit 3A	sq m	sq ft
	104.07	1,120

Unit 3B	sq m	sq ft
	141.33	1,521

Unit 3C	sq m	sq ft
	210.06	2,261

Unit 3D	sq m	sq ft
	92.38	994

## Service charge:

The vendor's recover the cost of reinstatement insurance from the occupiers on a pro- rata floor area basis.

## Services:

We understand that mains electricity, water and drainage are connected to the properties. These services have not been tested by the agents and interested parties should make their own enquiries.

## EPC / MEES:

Unit 3 – E (122)  
Unit 3A – D (88)  
Unit 3B – C (51)  
Unit 3C – D (81)  
Unit 3D – TBC

## Business rates:

For information relating to Business Rates and the individual assessments of each unit please visit [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Terms:

The units are let as follows:-

**Unit 3** – Camel Antiques & Curios £27,500 pax

**Unit 3A** – Reef Water Solutions Ltd £7,975 pax

**Unit 3B** – HFT Cornwall £10,170 pax

**Unit 3C** – Tile & Bathroom Shop - £16,800 pax

**Unit 3D** - Camel Antiques & Curios £5,760 pax

Further lease information available to serious parties.

## 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:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

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

## CONTACT THE AGENT

### Morwenna Pound

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### Evelyn Ferris

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### Truro Office

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Unit 3



Unit 3c



Unit 3b



Unit 3a



Unit 3b



Unit 3