



To Let

£50,000 PAX

Quarry Lane , Castle An Dinas, Ludgvan, Penzance TR20 8AG

825 - 9,610 Sq Ft
(76.6 - 892.8 Sq M)

Summary

- Substantial yard, office and unit available
- Close to St Ives, Hayle and Penzance
- Available immediately
- Levelled and gravelled yard
- Extensive covered storage

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 site offers a great opportunity to lease a large gravelled yard and covered stores, providing extensive

storage space. In addition there is also a unit with roller shutter door access, with office accommodation above.

The site is well located within Ludgvan close to both St Ives and Penzance providing good access to West Cornwall and the A30.

Accommodation:

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

Yard 1.28 acres, 0.52 Hectares

	sq m	sq ft
Office	76.60	825
Industrial Unit	100.47	1,081
Store Open	236.20	2,542

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:

B (44)

Business rates:

For the year 2020/2021 all retail and leisure properties are suspended from paying business rates. From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £59,000 for 2024/25.

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

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

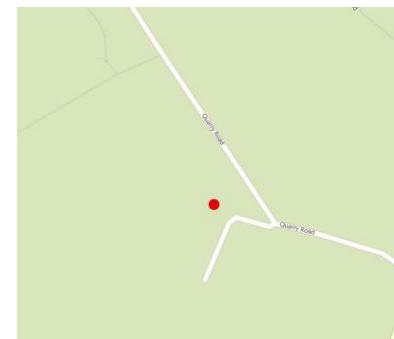
All figures quoted are exclusive of VAT if applicable.

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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