



**To Let**

**£33,000 per annum**

**The Warehouse, Commercial Road, Penryn, Cornwall TR10 8AE**

**2,964 Sq Ft  
(275 Sq M)**

# Summary

- Waterside warehouse units
- Rare opportunity
- Well connected to Falmouth and Truro, on the main thoroughfare
- Historic property, with historic features
- Roller shutter door access
- Available immediately

## Location:

Penryn is situated close to Cornwall's south coast, and is located just outside of Falmouth, approximately 10 miles from Truro, Helston, Redruth and the A30 trunk road. It is a historic town with the University campus at Tremough, in addition to being an established industrial/commercial location.

## Description:

The Warehouse benefits from being a waterside commercial property. The property is well located in the heart of Penryn, along Commercial Road leading to Falmouth and Truro.

The property offers the opportunity to lease a waterside unit, boasting views, historic features and benefiting from having roller shutter door access. Most recently the unit has been used as office, storage and distribution.

Located within The Warehouse is a popular independent coffee shop and bike shop.

## 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 |
|---------------|------|-------|
| The Warehouse | 275  | 2,964 |

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

## Services:

We understand that mains three phase electricity, gas, 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:

C (61)

## Business rates:

The property is to be reassessed by the Valuation Office Agency. The current ratable value is £15,750, local council reference 22010075001607.

[Contact](#) 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 internal repairing and insuring lease available now.

Please note that there is a family connection between the landlord and a member of Vickery Holman.

## Legal fees:

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

## VAT:

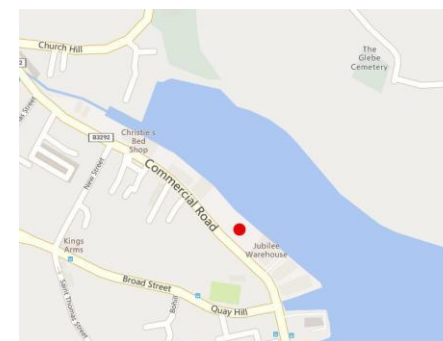
The property has not been elected for VAT and therefore it will not be payable.

## 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

### Morwenna Pound

Tel: 07917 916546

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Evelyn Ferris

Tel: 07553 823176

Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)

### Truro Office

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP



