

To Let

£94,000 per annum

Unit 1, Treysa Place, Porthleven,
Helston, Cornwall TR13 9FJ

8,000 Sq Ft
(743.22 Sq M)

Summary

- Exceptional quality premises
- Suited to progressive business
- Available due to relocation
- Successful coffee shop with Licence
- Edge of Porthleven
- Includes high spec warehousing
- Attractive first floor offices
- EV charging incl. superfast nearby

Location:

The property is located on the outskirts of Porthleven alongside the main road linking the village with the A394 Penzance road. Although on the edge of the village it is in walking distance of the harbour.

Porthleven requires little introduction as one of Cornwall's most attractive and sought after villages with a picturesque traditional harbour, popular pubs and high quality restaurants; a huge draw for visitors and outstanding lifestyle opportunity for a business and staff members.

Description:

After 5 very successful years of growth in this location Origin Coffee are moving to significantly larger premises and so "The Roastery" at Porthleven is available. The premises comprise a highly successful coffee shop, high quality offices and modern warehousing. Unit 1 is the larger of two units occupied by Origin, also available is Unit 2, which is a smaller warehouse of 2,000 sq ft, occupied on a separate lease and can be made available if required.

A summary of trading figures for the coffee shop can be provided to suitably interested parties.

There is extensive car parking opposite the premises.

See a fly through video by following the link <https://www.youtube.com/watch?v=V21gwMIVrBE>

Accommodation:

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

Approx	sq m	sq ft
Unit 1 ground floor	464.51	5,000
Unit 1 first floor offices	278.71	3,000
Unit 1 total	743.22	8,000

Services:

We understand that mains electricity, water, gas and drainage are all connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (43)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the Rateable Value is £108,000 from 1st April 2026.

Interested parties are advised to confirm the rating liability with Cornwall Council.

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

Terms:

Premium offers are invited for this exceptional opportunity; more details on application to the agents.

Unit 1 is available by way of assignment of the existing 10 year lease which commenced 1st March 2021; current rental £94,000 per annum.

Legal fees:

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

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

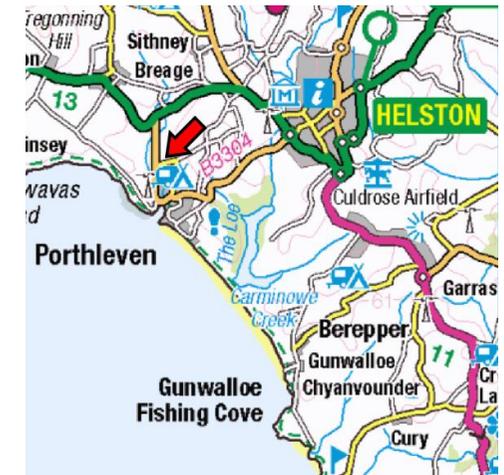
All figures quoted are exclusive of VAT if applicable.

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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