



**For Sale**

**£375,000**

Former Celtic Engineering Unit, Water-Ma-Trout,  
Helston, Cornwall, TR13 0LW

6,268 Sq Ft  
(582.29 Sq M)

## Summary

- Semi detached industrial unit
- Secure loading / parking to the side and rear
- Parking for 2 on the forecourt
- Mezzanine storage
- Office space
- Well connected to West Cornwall

### Location:

Water-Ma-Trout Industrial Estate is a well established commercial location on the outskirts of Helston, one of the main market towns in West Cornwall. The estate provides convenient access to the A394, which connects Helston to Penzance, Falmouth and the wider Cornish road network.

Helston serves a broad catchment area including the Lizard Peninsula and surrounding rural communities, while also benefiting from proximity to the Royal Naval Air Station at Culdrose, one of the largest employment bases in the region. The estate is a popular location for a range of trade, industrial and storage occupiers.

### Description:

The property comprises of a semi detached industrial unit. The property adjoins Carpet Connection, which doesn't form part of sale. The unit offers predominantly open plan workshop space together with ancillary office accommodation and staff facilities

including a mezzanine. The unit has most recently been used for industrial and storage purposes.

Externally the property benefits from a secure yard to the side and rear, along with forecourt parking for 2 cars to the front.

The property would suit a variety of industrial, storage or trade related occupiers (subject to necessary consents) and is available with vacant possession.

### 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
<b>Workshop</b>	409.11	4,404
<b>Rear extension</b>	50.37	542
<b>Mezzanine</b>	122.81	1,322
<b>Total</b>	<b>582.29</b>	<b>6,268</b>

### 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:

D (99)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £21,750. Therefore making the

approximate Rates Payable £9,396 per annum for 2026/2027.

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:

The freehold is available for sale.

### Legal fees:

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

### Money laundering:

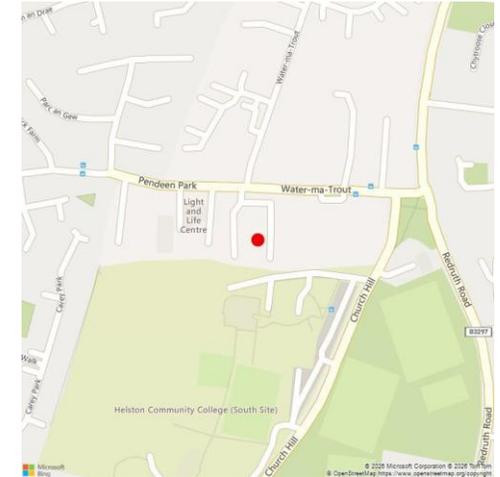
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Further information and viewings:

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



## CONTACT THE AGENT

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