



**To Let**

**£22,000 pax**

Unit 2, Treysa Place, Porthleven,  
Helston, Cornwall TR13 9FJ

2,000 Sq Ft  
(185.80 Sq M)

## Summary

- High quality commercial unit
- Suit warehouse or other use
- Available due to relocation
- EV charging and superfast charging nearby on the estate
- Larger adjacent premises also available if required

### 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.

### 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 2 is a modern warehouse unit available separately or alongside larger premises, Unit 1, for which further details area available from the agents.

### 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 2 GIA | 185.80 | 2,000 |

There is extensive car parking opposite the premises.

### 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:

Unit 2 C(70)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the Rateable Value is £25,500 from 1<sup>st</sup> 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:

Unit 2 is available by way of assignment of the existing lease which runs until May 2031 at a rental of £22,000 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:

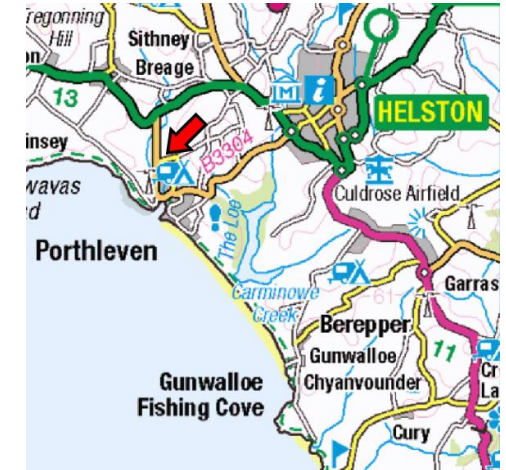
All figures quoted are exclusive of VAT if applicable.

### 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

### Alan Treloar

Tel: **07841 150 714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@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