Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Guide Price

£745,000

Units 3, 3A, 3B, 3C & 3D, Trenant Industrial Estate,
Wadebridge, Cornwall PL27 6HB

Approx. 9,984 Sq Ft
(927.53 Sq M)

Summary

- Industrial investment
- Fully tenanted
- Situated on an established and popular industrial estate
- New leases recently agreed
- Easy access to the main A39 Atlantic Highway
- Existing tenants paying a rent of £68,205 p.a. equating to an average rent of £6.83/ sq ft
- Guide price £745,000 reflecting a net yield of 8.69% after an allowance for purchase costs of 5.48%
- This equates to approx. £74.62 per sq ft overall

Location:

The Trenant industrial estate is a well-known location on the eastern side of Wadebridge and is host to a wide range of occupiers.

Wadebridge is a popular North Cornwall town located just off the A39 Atlantic Highway with Bodmin and the main A30 just 7 miles away and Padstow 8 miles distant. It is well situated for the very popular cycle way The Camel Trail which links Padstow and Bodmin.

Description:

These units are comprised within a single commercial building that has been subdivided by the vendors for a mix of their own occupation and letting purposes. It has blockwork elevations under a mix of a pitched roof on steel trusses and a flat roof which was renewed in 2022.

There is parking to the front of the building and a good-sized yard to the rear which offers scope for more parking or storage. Units 3, 3A, 3B and 3C are all occupied. The plot is approximatlery 0.68 acres.

Accommodation:

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

Unit 3	sq m	sq ft
	379.69	4,087

Unit 3A	sq m	sq ft
	104.07	1,120

Unit 3B	sq m	sq ft
	141.33	1,521

Unit 3C	sq m	sq ft
	210.06	2,261

Unit 3D	sq m	sq ft
	92.38	994

Service charge:

The vendor's recover the cost of reinstatement insurance from the occupiers on a pro- rata floor area basis.

Services:

We understand that mains electricity, water and drainage are connected to the properties. These services have not been tested by the agents and interested parties should make their own enquiries.

EPC / MEES:

Unit 3 – E (122)
Unit 3A – D (88)
Unit 3B – C (51)
Unit 3C – D (81)
Unit 3D - TBC

Business rates:

For information relating to Business Rates and the individual assessments of each unit please visit www.gov.uk/find-business-rates

Terms:

The units are let as follows:-
Unit 3 – Camel Antiques & Curios £27,500 pax
Unit 3A – Reef Water Solutions Ltd £7,975 pax
Unit 3B – HFT Cornwall £10,170 pax
Unit 3C – Tile & Bathroom Shop - £16,800 pax
Unit 3D - Camel Antiques & Curios £5,760 pax
Further lease information available to serious parties.

Legal fees:

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

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

Further information and viewings:

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

CONTACT THE AGENT

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

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Unit 3

Unit 3c

Unit 3b

Unit 3a

Unit 3b

Unit 3

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