Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Guide price

£450,000

Units 1a 1b & 1c, The Tenthouse, Nancegollan Industrial Estate, Nancegollan, Helston, Cornwall TR13 0BN

5,984 Sq Ft
(555.9 Sq M)

Summary

- Rare freehold opportunity
- First time available in over 20 years
- Part income generating/ part vacant
- Well located to serve Helston, Camborne, Hayle and only 6 miles from A30 dual carriageway
- Large site of 0.44 ha (1.08 acres)

Location:

Nancegollan is a village in west Cornwall ideally located for connections to various local population centres as well as only 6 miles from the A30 at Camborne. The nearest town is Helston, a historic market town in close proximity to large parts of Cornwall's south coast serving a resident population in the region of 11,500 in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Description:

A unique opportunity to purchase a freehold property, currently part tenanted with the remainder being vacated due to the owner closing their businss after many years trading. Of particular note is the fact that the buildings are set in a ring fenced site of over one acre which offers great scope for parking and/ or external storage.

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
Unit 1a (vac)	232.46	2,500
Unit 1b (tenanted)	232.46	2,500
Unit 1c (vac)	91.44	984
Total	**555.9**	**5,984**

Service charge:

Tenant in Unit 1b pays the Landlord up to £240 per annum for the general maintenance of the grounds.

Services:

We understand that mains electricity, water, gas 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:

Unit 1a, C (60)
Unit 1b, D (79)
Unit 1c, C (54)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Values are as follows.

Unit 1a £14,250, local business rates reference number 23233670053010
Unit 1b £13,750, local business rates reference number 23233670053020
Unit 1c £10,250, local business rates reference number 23233670053030

Terms:

Upon completion the vendor will provide vacant possession of Unit 1a and 1c. Unit 1b is let on an internal repairing and insuring lease, with a remaining term expiring February 2028 at a passing rent of £20,000 per annum subject to annual tenant break options with six month's notice. The lease is contracted out of the LTA security of tenure provisions.

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:

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

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Alan Treloar

Tel: **07841 150714**

Email: atreloar@vickeryholman.com

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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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