



To Let

£35,000 pax

Holmbush Wood Centre, Stoke Road, Kelly Bray,
Callington, Cornwall, PL17 8RA

3,873 Sq Ft
(359.8 Sq M)

Summary

- Detached warehouse unit
- Attractive rural location
- Yard to front and rear totalling approx 1,460 sq m / 15,715 sq ft
- Good access via Saltash / Plymouth / Tavistock
- Would suit a number of uses (STPP)

Location:

The property is located just off Stoke Road, north of the village of Kelly Bray, on the outskirts of Callington in south-east Cornwall. It benefits from good road connectivity via the A388 to Saltash, around 10 miles away, with onward access to Plymouth, approximately 14 miles, via the A38, and to Tavistock via the A390, also around 10 miles away. Callington parish had a population of approximately 6,000 at the 2021 Census.

Description:

A detached industrial unit set in an attractive rural location, benefiting from a large yard area to both the front and rear, ideal for loading, manoeuvring and external storage. The main unit provides predominantly open plan warehouse and industrial accommodation with a part mezzanine floor, together with a separate storeroom and WC located beneath. The unit is served by sliding loading doors to both the front and rear, along with a pedestrian entrance door to the front, offering convenient access and circulation. To the front of the property is a self contained office building providing useful ancillary accommodation, including a kitchenette and WC facilities. A dilapidated

cabin at the rear of the site could provide additional storage if refurbished.

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
Warehouse	287.38	3,093
Mezzanine	31.57	340
Office	40.83	439
Total	359.78	3,873
Yard*	1,460	15,715

*Yard size is approximate and measured on Nimbus Maps.

Services:

We understand that mains electricity and water are connected to the property however these services have not been tested by the agents. Drainage is provided by way of a septic tank. Interested parties should make their own enquiries.

EPC / MEES:

Not required.

Planning:

The property may be suitable for a variety of commercial uses, subject to planning. Interested parties should make their own enquiries with the local authority.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,750, therefore making the approximate Rates Payable £5,076 per annum for 2026/27. Interested parties are advised to confirm the rating liability with Cornwall Council.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

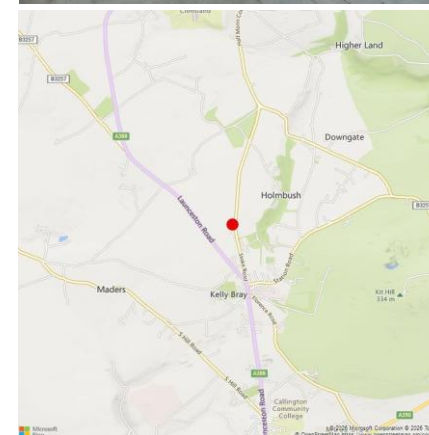
All figures quoted are exclusive of VAT if applicable.

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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