



For Sale

Guide price £345,000 freehold

**Unit 1 Rospeath Industrial Estate, Crowlas,
Penzance, Cornwall TR20 8DT**

**2,334 Sq Ft
(216.83 Sq M)**

Summary

- Modern detached building
- Food standard accommodation
- Well connected to A30 trunk road
- Secure parking/loading to the front of the unit
- Mezzanine storage & office space
- Freezers and other equipment by negotiation

Location:

This property is situated in a prominent position within Rospeath Industrial Estate, being immediately visible on turning into the estate. The estate is long established and home to a number of mainly small and medium sized businesses, with occupiers including Penwith Service Centre, SJ Quick & Sons, Davey & Gilbert, Coombe Garage and Rospeath Repair Centre.

Description:

The property comprises a detached industrial unit with ground floor workspaces and mezzanine office with some additional storage above the mid-section of the building. The unit is currently being used for the processing and storage of fish and the tenants specific equipment is available by separate negotiation.

There is a yard to the front which is currently used for loading, staff parking and storage containers; the entire demise is enclosed with a secure entrance gate and boundary fencing.

Internally, the current fit out includes two large freezers installed in 2023, 1 x smaller freezer, 1 x blast freezer unit and 1 x refrigerator – more details on request if required.

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
Ground floor overall	188.87	2,033
Mezzanine office	15.95	172
Mezzanine stores	12.01	129
Total	216.83	2,334

Services:

We understand that mains electricity including 3-phase, 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. There are also solar panels on the roof which will be included within a sale; these generate an income of approximately £3k per annum as part of a deal with an energy supplier with approximately 7.5 years unexpired – more details on request.

EPC / MEES:

D (98) Expired October 2023; an updated assessment is awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £16,500, making the approximate Rates Payable £7,128 for 2026/27.

Interested parties are advised to confirm the rating liability with Cornwall Council.

Terms:

The property is available freehold with a guide price of £345,000.

Legal fees:

In the event of a sale each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

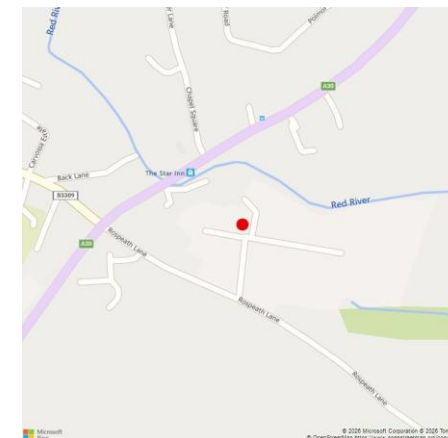
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

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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