

**SBC**  
**PROPERTY**

**01872 277397**

# INDUSTRIAL/ TRADE COUNTER

DETACHED INDUSTRIAL/TRADE COUNTER  
PREMISES TO LET

GOOD ACCESS TO THE A390/A30

454.70 SQ M (4,894 SQ FT)

BUSY TRADING ESTATE  
RENT—£25,000 PA



**UNIT 11**

**RESTORMEL INDUSTRIAL ESTATE,  
LOSTWITHIEL, CORNWALL, PL22 0HE**

**RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT**

## **LOCATION**

The premises are situated on Restormel Industrial Estate in Lostwithiel, to the south east of the county which offers good road communication links to the A30/A390. The A390 provides access along the south coast of Cornwall to St Austell, to the South West, and Liskeard, towards the North East. Restormel Industrial Estate is located on the eastern outskirts of Lostwithiel on the A390 bounded by the River Fowey.

The estate incorporates a variety of industrial, trade counter and production businesses.

## **DESCRIPTION**

The property comprises a detached industrial/trade counter at the entrance to the estate. The unit is of a portal frame construction with part profile and brick elevations underneath a pitched roof. The property offers open plan workshop/storage space with offices/stores and mezzanine store levels.

The property is accessed off the side elevation via a pedestrian door and benefits from two full height access doors on the front elevation. To the front/side is ample on site car parking and loading/unloading facilities.

## **ACCOMMODATION**

Gross Internal Area: 454.70 sq,m (4,894 sq.ft)

## **PLANNING**

We understand that the premises benefit from an existing B1/B2 use, although we recommend that prospective tenants make their own enquiries with Cornwall Council for their proposed/intended use of the premises.

## **TERMS**

The premises are offered by way of a new lease.

Lease Term : 6 years although longer terms will be considered  
Rent Review: The lease will be subject to an upward only rent review at Year 3.  
Repair: Tenant has full repairing obligation  
Use: B1/B2  
Maintenance The tenant will contribute towards common costs of the estate

## **RENT**

£25,000 per annum (plus VAT if applicable)

## **SERVICES**

We are advised that mains water, electricity including three phase and drainage are connected to the premises.

## **RATEABLE VALUE**

Workshop and Premises - 2017 list - £16,000.

## **EPC**

The premises are classified as E rated



## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with sole letting agents.

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