



TRISTAN GARAGE, GLASNEY TERRACE, PENRYN, TR10 8LD

£290,000

LOCATION:

Located along Glasney Terrace close to Hill Head, Penryn town centre and harbour village. There are numerous local occupiers including Bradfords Building Supplies, Bailey's Country Store, The Famous Barrel alongside numerous cafes, restaurants as well as the mixed residential demographic of Penryn comprising family homes, student lets and flats.

DESCRIPTION:

Tristan Garage is a well located light industrial unit with office space in the heart of Penryn. To be sold with vacant possession this is a wonderful opportunity to acquire either business premises or a parcel of potential development land for numerous uses, subject to the necessary planning.

The plot is accessed via both Glasney Terrace and Hill Head. The façade alongside Hill Head shows the former cottages, and an infill development would provide a traditional cottage front with spacious accommodation behind.

Buyers should note that the northern most point of the site sits within a flood zone, it is not considered this would affect planning but buyers should rely on their own enquiries with the Local Planning Authority.

SCHEDULE OF ACCOMMODATION:

The premises comprise a ground floor workshop with mezzanine storage, two further smaller workshops alongside office space and a smaller unit accessed via Glasney Terrace. There is also a parcel of land opposite for 3 cars.

Note: there is a further ground floor workshop not shown on the plans, this is approximately 70 Sq M.

TENURE:

Freehold with vacant occupation upon sale

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £19,750 for the main garage and £8,300 for a separate section. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The property is EPC exempt as it is a low energy building.

VIEWING AND CONTACT INFORMATION:

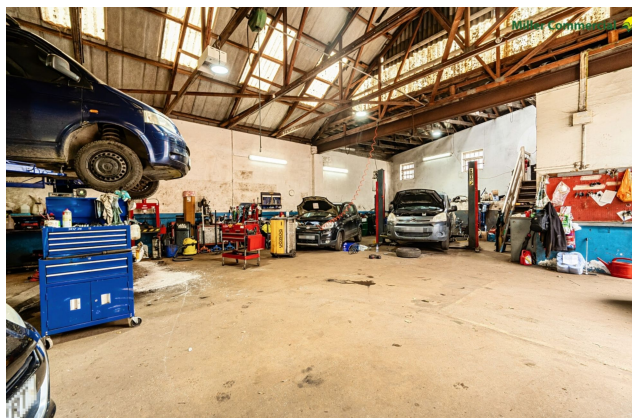
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

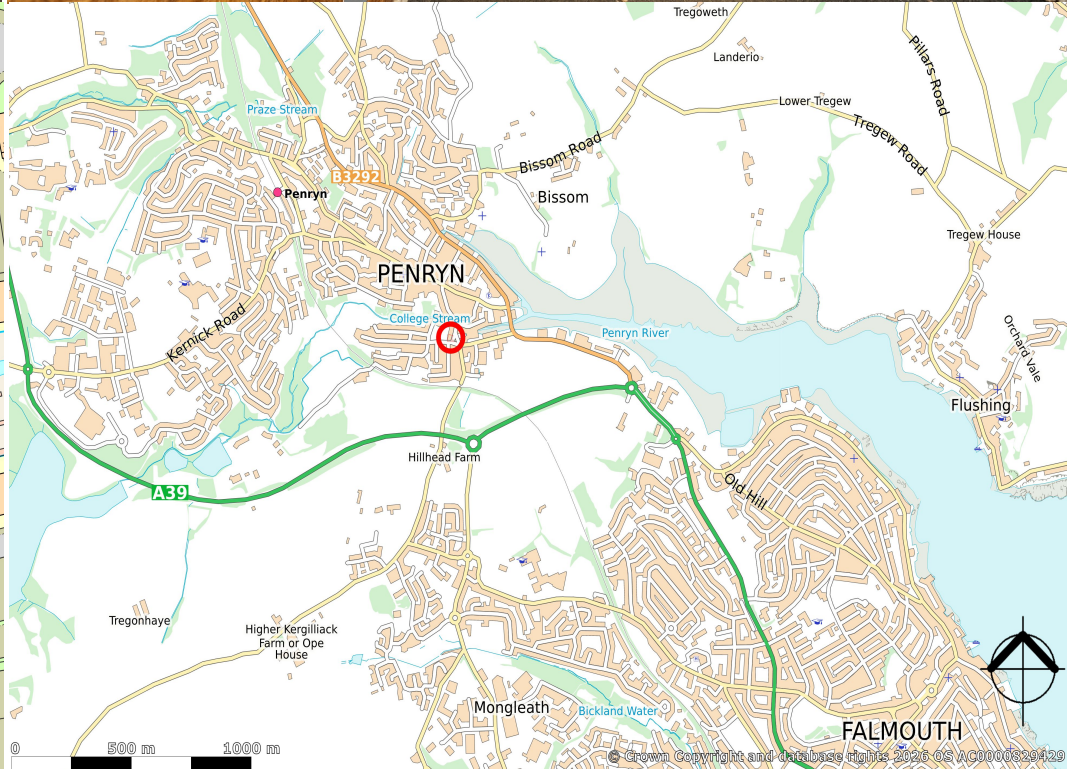
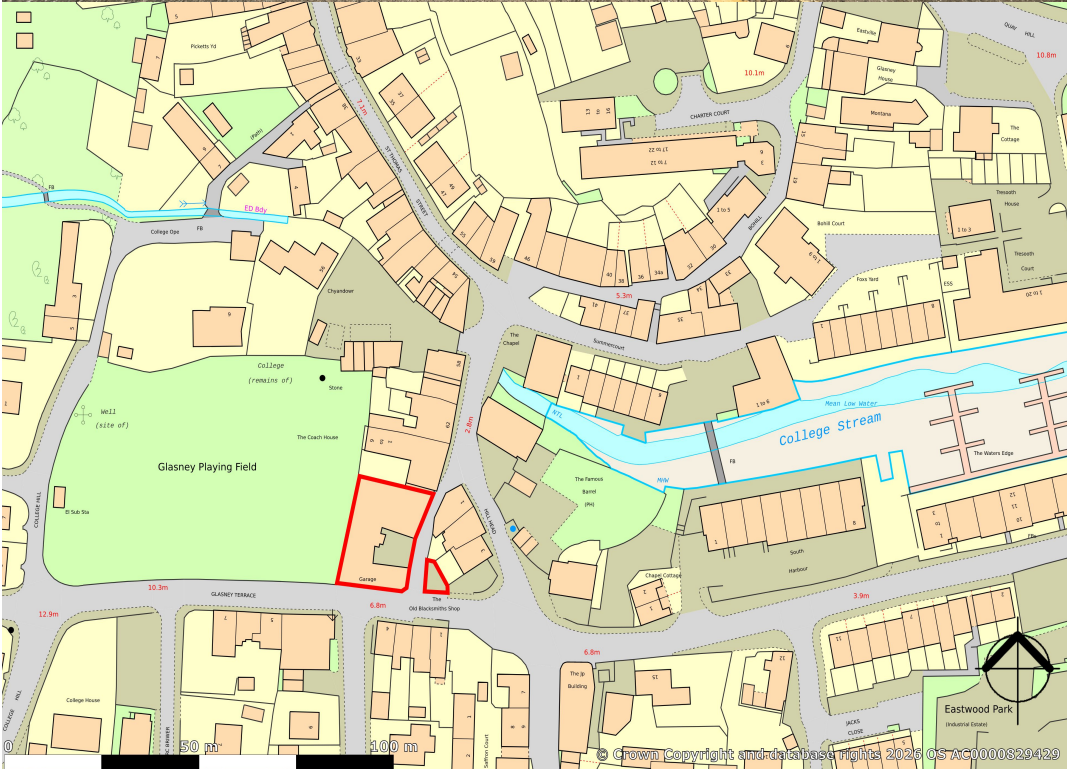
Email jb@miller-commercial.co.uk

Eilidh Donaldson on 01872 301830

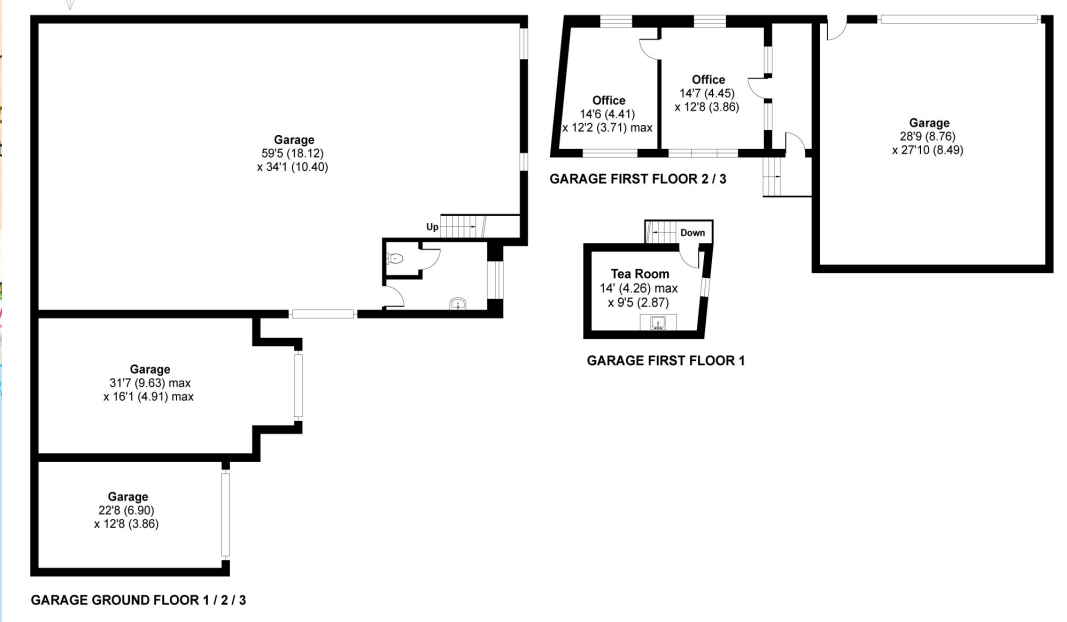
Email ed@miller-commercial.co.uk







Glasney Terrace, Penryn, TR10 8LD
 Garage = 4127 sq ft / 383.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Miller Commercial LLP. REF: 1463230.



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