



THE WORKSHOP, TREVANSON STREET, WADEBRIDGE, PL27 7AR

£300,000

LOCATION:

Centrally located in Wadebridge close to numerous other light industrial occupiers alongside cycle hire, Lidl, and close to the retail high street of Molesworth Street. Wadebridge is located just 20 minutes off the A30 and is close to Rock and Padstow.

DESCRIPTION:

Well located workshop/showroom premises with lapsed planning under PA10/08036 covering the wider estate. The premises would be suitable for a variety of uses subject to the necessary constraints and are available immediately by way of the freehold interest.

SCHEDULE OF ACCOMMODATION:

The property benefits from 3 phase electricity, an office/retail area, workshop area with kitchenette and WC facilities. There is a large yard/car parking area down the side of the property with car parking to the front as well for customers.

TENURE:

Freehold with vacant occupation.

VAT:

All the above prices 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 £10,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property not required as it is a low energy building.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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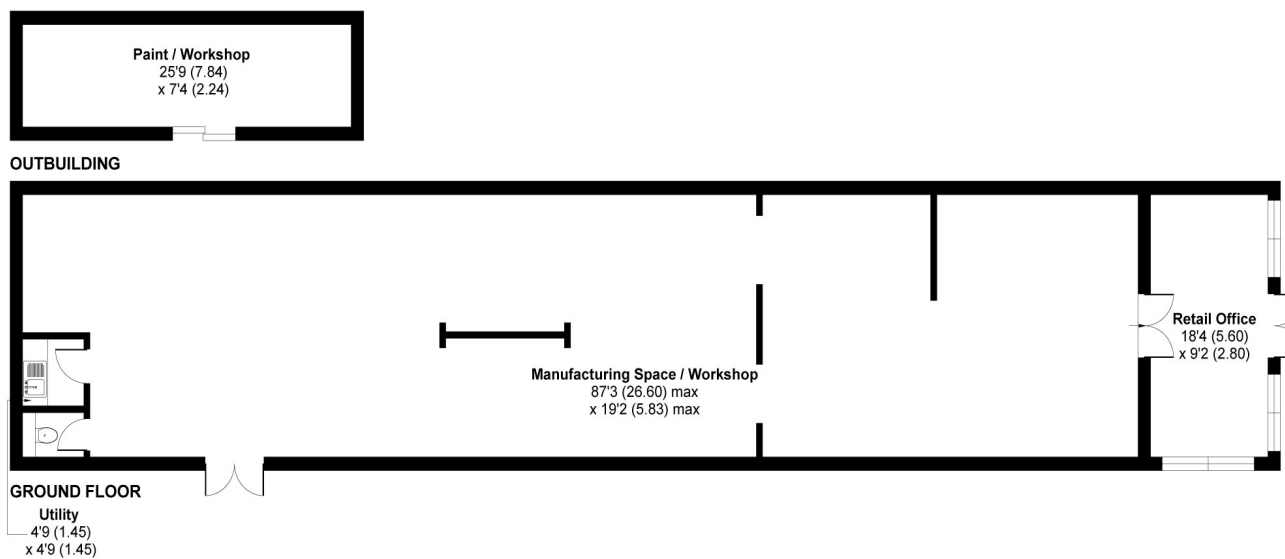
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Approximate Area = 1839 sq ft / 170.8 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 2028 sq ft / 188.3 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). © nichecom 2026. Produced for Miller Commercial LLP. REF: 1497241

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