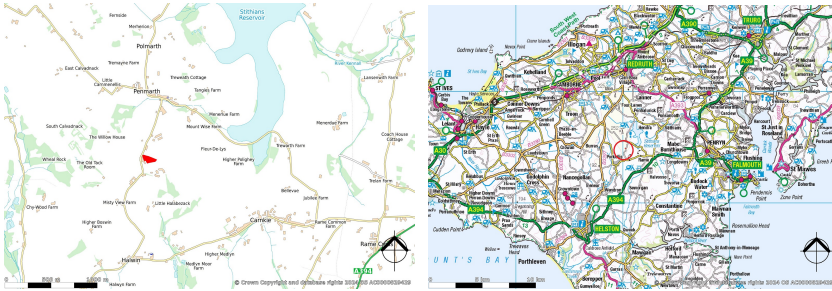
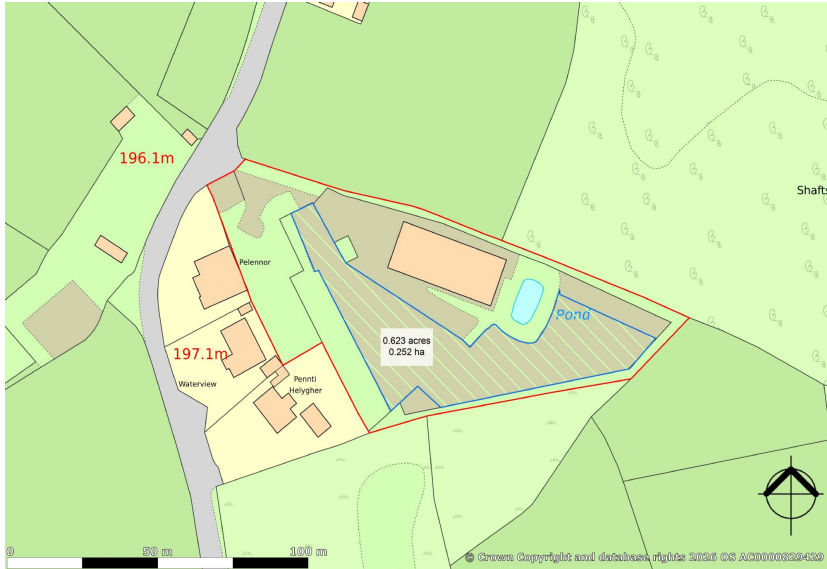




**OPEN STORAGE LAND, POLHIGEY MINE, CARMENELLIS, REDRUTH, TR16
6PH**

LEASEHOLD - £20,000 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The premises are situated close to Stithians Reservoir and the village of Carnmenellis between the towns of Helston (18 mins) and Redruth (15 mins) but are also accessible from the Falmouth/Penryn (25 mins). They are situated in a semi rural location with views over open countryside.

DESCRIPTION:

A parcel of land which is hard surfaced and irregular in shape and accessed via a shared gated entrance. The premises would suit subdivision.

SCHEDULE OF ACCOMMODATION:

Approximate Site Area:

0.62 acre
27,138 sq.ft

LEASE TERMS:

Lease term - minimum 3 years.

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 rateable value from April 2026 is £14,500. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

Not applicable

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

or

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk