



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET - OFFERS INVITED

Yard at Longrock, Penzance TR20 9TT

- 11,250 sq. ft (1045 sq. m) yard
- 0.26 acres (0.8 hectares)
- Located between Marazion and Longrock, just off the A30
- Portacabin not included
- Rent is subject to VAT
- 2.2 miles from Penzance Railway Station, 16 miles from Redruth, 25 miles from Truro and 36 miles from Newquay Airport

Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

The yard is located between Marazion and Longrock with excellent transport links to both the main A30 and A394 (less than 1 mile). The main line train station to London Paddington is 2.2 miles. Penzance is the largest town in West Cornwall set in Mounts Bay dominated by the historic St Michael's Mount. Penzance is the main commercial centre for the West Penwith Peninsula with a comprehensive range of shopping facilities with a population of 16,360 (2021). In addition there are facilities to satisfy the major banking branches, school and leisure requirements. The town has the most westerly major harbour of the English Channel with a ferry and helicopter service to the Isles of Scilly which lie some 28 miles beyond Lands End.

Description

11,250 sq. ft (1045 sq. m) yard.
0.26 acres (0.8 hectares)

The gateway access at the rear of the yard must be available for Network Rail to access if required.

Portacabin not included

Tenure

Offers invited for a new FRI lease available with upward only rent reviews every 3rd year of the term. The rent review is either subject to a RPI linked or open market rent review, whichever is the greater. A 3 month rent deposit, first quarter rent payment in advance is required with written references.

Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

VAT is chargeable on this letting. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Service Charge

No service charge is applicable but the tenant must return the land in exactly the same condition or better, when the new lease was granted.

Legal Costs

The leaseholder will be responsible for the landlord's legal costs for the transaction.

Services

We are not aware of the services in the yard. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

To be confirmed. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



Photos—portacabin not included



Entrance



Yard Area



View from the road

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Aerial Map



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Map of Cornwall and Devon



Red arrow marking Longrock

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