



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

Truro Portable Buildings Ltd

Longdowns Industrial Estate, Penryn, Cornwall TR10 9NA

Guide Price: £1,800,000 plus VAT

(stock at valuation)

- Business for Sale: Established Timber Garden Buildings Manufacturer and Retailer & Timber Sale Outlet
- Established in 1979, sale due to retirement
- Potential to grow income from the business and properties
- 2 acres (0.8 ha) Industrial Land
- 24,209 sq. ft (2249 sq. m) total of industrial / storage buildings
- Development Potential (subject to planning)
- Direct access from A394 main road, located approximately 5 miles from Falmouth, 8 miles from Helston, 10 miles from Truro

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Business

An exceptional opportunity to acquire a thriving business with an esteemed reputation and substantial turnover. Established over 44 years ago in 1979, our clients have been at the forefront of manufacturing timber garden buildings delivering and assembling quality craftsmanship in Cornwall. The business is now poised for new ownership, presenting a rare chance to step into a profitable venture with growth potential.

Currently, the business employs 3 office staff, 2 dedicated transportation operators and 10 production personnel.

One of the key features of the business is the well established online presence. Interested parties can explore the range of products and services offered by visiting the company website at www.truro-portable-buildings.co.uk.

The profit and loss accounts for the year ending 31 December 2022 show an adjusted net profit in the region of £260,000. Accounts will be available to those who provided proof of funds and have subsequently viewed.

Stock at valuation. A stock inventory at point of sale will include show models, wood, materials, plant and machinery, office equipment, and motor vehicles.

Location

Longdowns Industrial Estate is located with direct access from the A394 main road, 5 miles from Falmouth, 8 miles from Helston, 10 miles from Truro

Description

The land comprises of industrial/warehouse units and yard space currently used as a timber building workshop and store. The specification includes steel frame construction (to the most part) with concrete floors. The property and land offers flexibility in terms of potential accommodation for use as a whole or in parts.

There are parking areas towards the entrance of the site and top section, and the entrance to the site allows for articulated lorry (subject to size) access from the A394 main road.

The units to the top right corner of the site are under a separate title and maintain a right of way for access through the subject land.

Tenure

£1,800,000 exc VAT for the freehold land, buildings and business.

Services

We understand that mains water and electricity are connected, with drainage via a septic tank. Some units are heated via oil tanks, with 4 located on the site. However, these services have not been tested by the agents. 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 2012 (CAR 2012). 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

From researching the website www.voa.gov.uk we understand that the current rateable value is £29,750 effective from 1st April 2023 for the main workshop buildings and yard, £5,600 effective from 1st April 2023 for Unit 12, £10,000 effective from 1st April 2023 for Units 3 & 4b.

EPC

Waiting on documents.

VAT

We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the prospective purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.



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

Schedule of Accommodation

All measurements are approximate Gross Internal Areas. All measurements have been provided by a third party. Smart Commercial Property take no responsibility for their accuracy.

Accommodation	Sq. ft	Sq. m
Main Workshop	6400	595
Dip Tank Room	1300	121
Main Store	1600	149
Store Room	1360	126
Loading Bay	928	86
Shed Shop	2600	242
Top Shop	2240	208
Store Area	600	56
Unit 12	2632	245
Open Store (Unit 4b)	3010	280
Unit 3	1539	143
Total	24209	2249



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

SMART COMMERCIAL PROPERTY

Photos



Main Workshop—front elevation



Middle Yard—showing parking /storage



Unit 3—front elevation



Unit 12—front elevation



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



Top Site—showing parking



Bottom Yard—Storage



Main Workshop Interior



Main Workshop Interior



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



Open Store



Top Parking Area



Workshop interior



Workshop Interior



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



Bottom Yard



Bottom Yard



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

SMART COMMERCIAL PROPERTY

Photos



Frontage/signage onto A394



Frontage/signage onto A394



Site entrance



Site entrance



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



ProMap

For identification only, not to be relied upon.



Promap
LANDMARK INFORMATION

© Crown copyright and database rights 2024. OS AC0000813445
Plotted Scale - 1:1750. Paper Size - A4

SMART COMMERCIAL PROPERTY



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

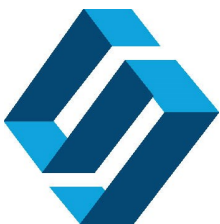
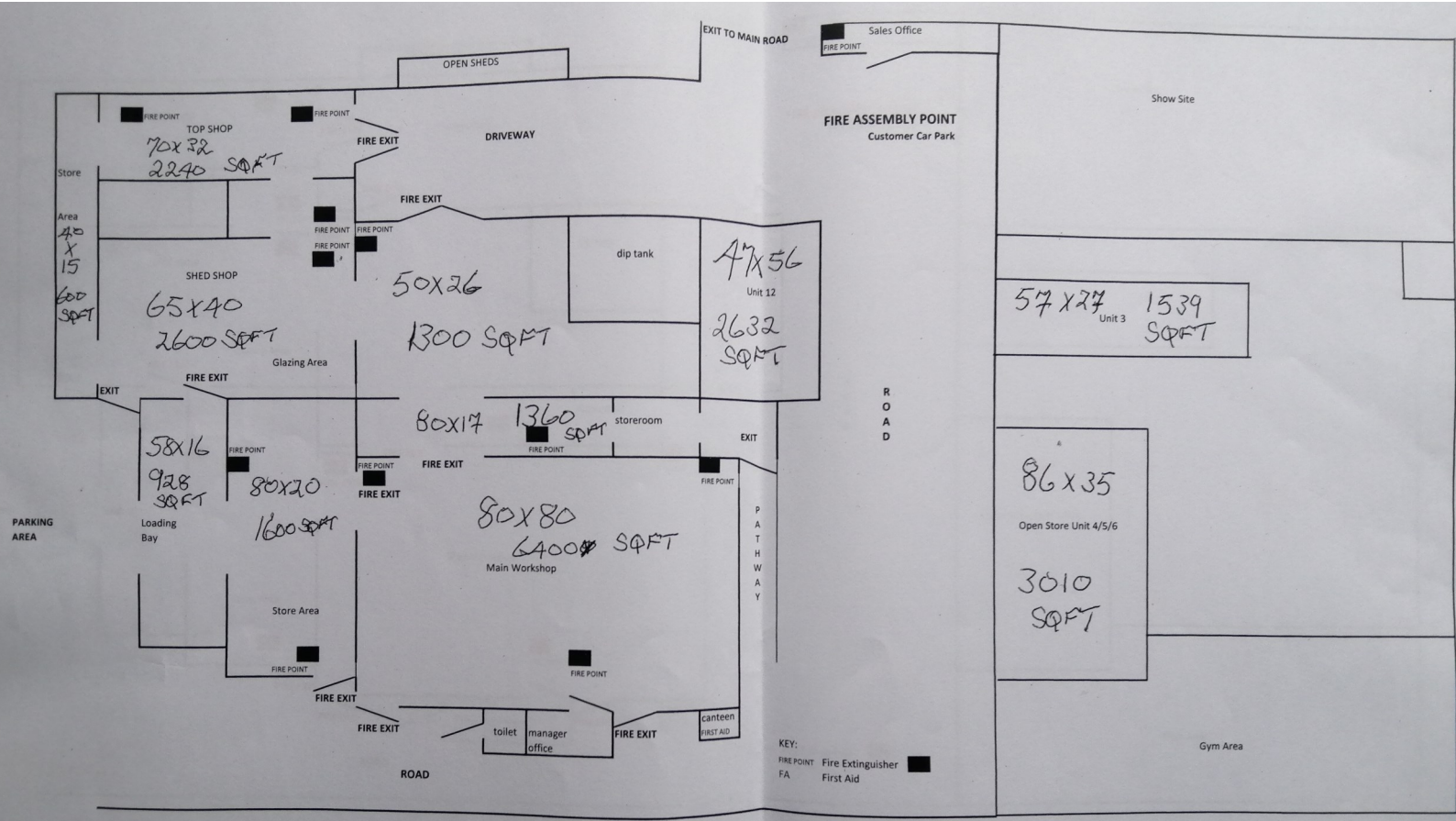


Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- 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

Site Plan

Plan supplied by Third Party. Measurements undertaken by a Third Party.



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



Map of Cornwall / Devon



Arrow marking Longdowns



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

