

**COMMERCIAL PROPERTY CONSULTANTS**

Ref. No: 4757

**FOR SALE**

**UNIT 1, LIGHTERAGE HILL, NEWHAM INDUSTRIAL ESTATE,  
TRURO, CORNWALL TR1 2XR**

**DETACHED INDUSTRIAL UNIT APPROX. 164 M<sup>2</sup> (1,750 FT<sup>2</sup>)  
WITH SECURE GATED COMPOUND**

**ASKING PRICE £275,000**



**Contact: Chris Waters or Rosie Brenton  
17a River Street  
Truro  
TR1 2SQ**

**Tel: (01872) 261216  
Fax: (01872) 261359  
Email: [all@charterwood.com](mailto:all@charterwood.com)**

*Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract*

**LOCATION:**

Truro is the principal retail and administrative centre for Cornwall with a resident population of approximately 19,000 and an estimated retail catchment of just under 300,000. This population is increased considerably during the summer months due to the large influx of tourists.

**SITUATION:**

The property is situated at the intersection of Lighterage Hill and Heron Way on the popular Newham Industrial Estate. The surrounding occupiers are a mix of office, light industrial and trade counters including busy Jewson and Howdens Builder's Merchants, City Plumbing and the Wolseley Plumb Centre. The property is readily accessible to the city centre, approximately one mile, and Morlaix Avenue, the A390 city distributor road.

**DESCRIPTION:**

The property comprises a detached industrial unit, presently laid out internally to provide workshop area/store, offices, kitchenette and toilet facilities along with mezzanine floor providing additional storage. This can, however, be readily removed in order to increase working height within the main workshop which has an eaves height of 3.9 m. There is an additional lean-to garage/store to the side of the property and a main roller shutter door off the enclosed compound. The compound itself is secured by means of a boundary fence and padlocked gate.

**ACCOMMODATION: (All dimensions and areas are approximate)****Ground Floor**

Total gross internal area            164.4 m<sup>2</sup>            (1,769 ft<sup>2</sup>)  
Mezzanine storage  
Toilet facilities (male and female)

**Outside**

Secure compound and parking of approximately 340 m<sup>2</sup>

**SALE PRICE:**

Offers are sought in the region of £275,000 for the freehold interest with vacant possession.

**LEASE:**

Consideration would be given to offering a secure lease on the premises.

**RATES:**

Rateable Value - £18,000 (2023 List).

Enquiries regarding rates payable should be made to Cornwall Council, tel. 0300 1234 100

**VAT:**

We understand that there has not been an election to tax.

**SERVICES:**

The property is connected to mains water, drainage and electricity. There is a mains gas supply to the site.

**LEGAL COSTS:**

Each party will be responsible for their own legal costs.

**MONEY LAUNDERING REGULATIONS:**

In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all clients that are conducting property transactions through the Company.

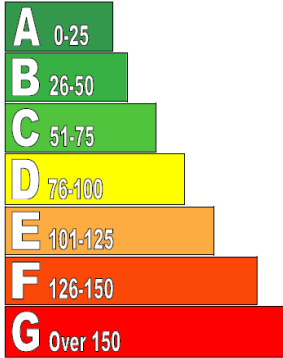
**VIEWING:**

Strictly by appointment with Sole Agent Charterwood on (01872) 261216, contact Chris Water or Rosie Brenton.

## ENERGY PERFORMANCE CERTIFICATE:



Net Zero CO<sub>2</sub> emissions



**THIS PROPERTY HAS AN EPC RATING OF 61**

Certificate Reference Number: 0199-6464-6416-2466-3973

Report Reference Number: 9050-6751-5714-7992-4048



**CHARTERWOOD** for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.