



UNIT 8, STABLE HOBBA INDUSTRIAL ESTATE, NEWLYN, PENZANCE, TR20 8TL

The unit comprises a specialist food production/processing facility, which has until recently been used for shellfish processing. The property has been fitted out to a high standard for the processing of food and can be easily adapted to other uses. The premises benefits from air conditioning and 3-phase power as well as electricity generation from PV cells on the roof.

£240,000 SALE OF A LONG LEASEHOLD

- FOR SALE
- INDUSTRIAL UNIT - FITTED OUT FOR FOOD/FISH PRODUCTION & PROCESSING
- 3,730 SQ FT (347 SQ M)
- REMAINDER OF A LONG LEASEHOLD FOR A TERM TO EXPIRE SEPTEMBER 2107
- 3 PHASE POWER AND SOLAR PANEL ELECTRICITY GENERATION
- ALSO AVAILABLE TO LET - £18,500 PA
- EPC RATING D (88)

LOCATION:

The property is located in the heart of Stable Hobba, a well-known industrial estate on the fringe of Newlyn. Quick and easy access to the A30 is provided and Penzance is a 5 minute drive away.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

Main building: 3,080 sq ft (286.12 sq m)

Workshop unit: 650 sq ft (60.39 sq m)

TOTAL: 3,730 sq ft (346.5 sq m)

TENURE / TERMS:

The premises are available for sale as a Long Leasehold for the remainder of a 125 year lease for a term to expire September 2107.

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](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the rateable value from April 2023 is £20,250. 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 is D (88).

LOCAL AUTHORITY:

Cornwall Council - www.cornwall.gov.uk

VIEWING AND CONTACT INFORMATION:

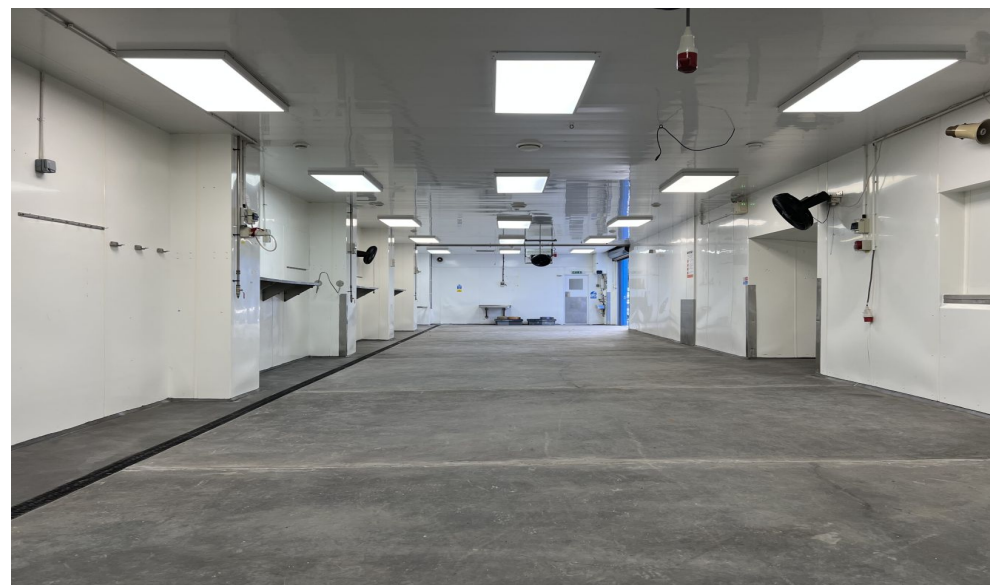
Strictly through Miller Commercial. Please contact either:-

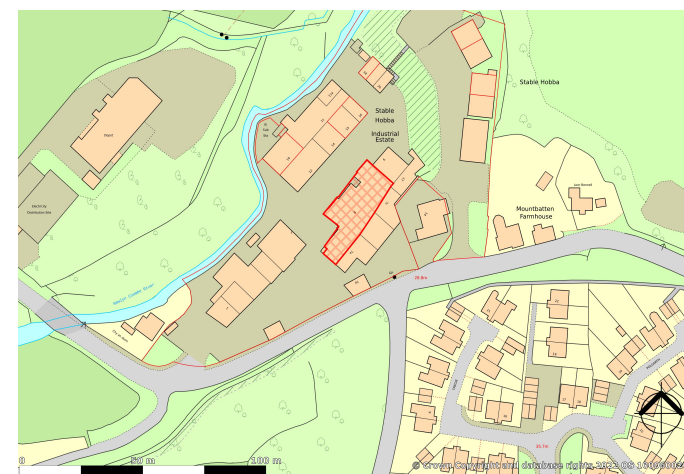
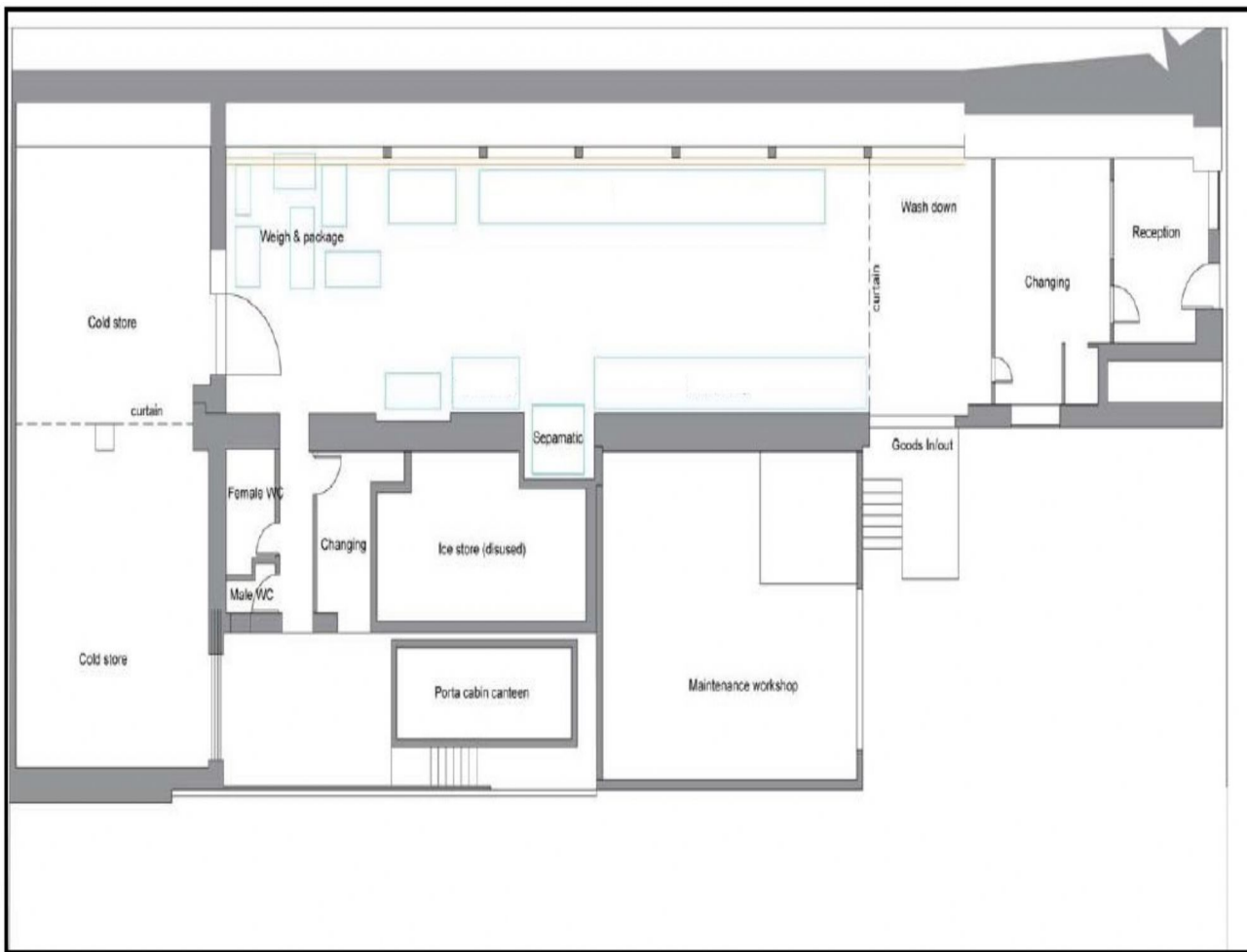
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