



Unit 5, Pityme Industrial Estate

ROCK

GUIDE PRICE: £420,000

JB ESTATES

EST.  1971

Units 5, Pityme Industrial Estate

Rock, St Minver, PL27 6NS.

An opportunity to acquire a large industrial unit on the outskirts of Rock, with full services connected and in close proximity to the amenities and beaches. The units are accessed via a gated entrance and will offer private parking and unloading areas as well as access to disabled parking and visitor bays. The unit is an ideal lock-up and leave storage for boat owners or residents as well as local businesses and is ready for occupation.

- Currently comprising a single full-height space with plenty of natural light but with scope to fit an internal mezzanine level post purchase.
- Gated entrance with mature hedged and security fenced boundaries.
- Full height electric Hormann roller door, additional pedestrian entrance and fire exit.
- Steel frame construction with blockwork to first floor level.
- Within walking distance to the village amenities and a short drive to Rock beach, Daymer Bay and Polzeath.
- Units 6, 7 and 8 available to purchase via separate negotiation.
- Currently approximately 980 sq. ft, but with potential to increase the floor area with the addition of a mezzanine level.

Viewings by appointment

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FREEHOLD



LOCATION

Located at the top of Rock, the units are situated in one of the most sought-after destinations along the North Cornish coast, renowned for its outdoor leisure activities, including sailing, canoeing, water skiing, gig rowing, windsurfing, golf and scenic coastal walks. The area boasts an abundance of fine beaches in particular Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, Nathan Outlaw's Restaurant in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi present easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, it is home to an excellent range of shops and independent restaurants.

SERVICES

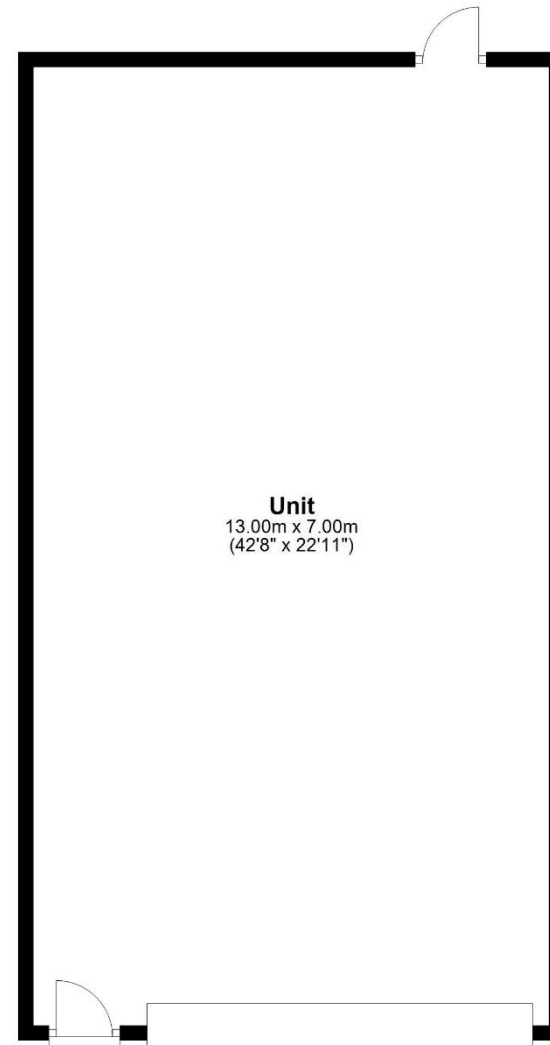
Mains water, electricity and drainage connected. Superfast broadband to each unit. Provision for an electric vehicle car charger. Lighting along the driveway leading to the unit.





Ground Floor

Approx. 91.0 sq. metres (979.3 sq. feet)



Unit

13.00m x 7.00m
(42'8" x 22'11")

Total area: approx. 91.0 sq. metres (979.3 sq. feet)

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