

# Summary

- Industrial investment
- Situated on an established and popular industrial estate
- Easy access to the main A39 Atlantic Highway
- For sale due to the retirement of the owners & available for the first time in over 40 years
- 3 units let & one with vacant possession (due to the owners retiring)
- Existing tenants paying a rent of £37,366 p.a. equating to an average rent of £6.04 sq ft
- At £6 psf vacant premises adds another £24,500 p.a.
- Guide price £795,000 reflecting a net yield of 7.38% after an allowance for purchase costs of 5.48% & assuming Unit 3 is let at £6 psf
- This equates to approx. £79.63 per sq ft overall

### Location:

The Trenant industrial estate is a well-known location on the eastern side of Wadebridge and is host to a wide range of occupiers.

Wadebridge is a popular North Cornwall town located just off the A39 Atlantic Highway with Bodmin and the main A30 just 7 miles away and Padstow 8 miles distant. It is well situated for the very popular cycle way The Camel Trail which links Padstow and Bodmin.

#### Description:

These units are comprised within a single commercial building that has been subdivided by the vendors for a mix of their own occupation and letting purposes. It has blockwork elevations under a mix of a pitched roof on steel trusses and a flat roof which was renewed in 2022.

There is parking to the front of the building and a goodsized yard to the rear which offers scope for more parking or storage. Units 3A, 3B and 3C are all occupied. The plot is approximatlery 0.68 acres.

Unit 3 will be vacated on the completion of the sale and will then be available for a new owner to occupy or to let and secure further income.

#### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal area basis.

	sq m	sq ft
Unit 3	379.69	4,087
Unit 3A	104.07	1,120
Unit 3B	141.33	1,521
Unit 3C	302.44	3,255
Total	927.53	9,984

## Service charge:

The vendor's recover the cost of reinstatement insurance from the occupiers on a pro- rata floor area basis.

#### Services:

We understand that mains electricity, water and drainage are connected to the properties. These services have not been tested by the agents and interested parties should make their own enquiries.

# EPC / MEES:

Unit 3 – E (122) Unit 3A – D (88) Unit 3B – C (51) Unit 3C – D (81)

## **Business rates:**

For information relating to Business Rates and the individual assessments of each unit please visit www.gov.uk/find-business-rates

## Terms:

The units are let as follows:-

- Unit 3 vacant on completion
- Unit 3A Turnaround Clean exp May 2025 £5,995 p.a. Unit 3B – HFT Cornwall holding over £8,925 p.a.
- **Unit 3C** Tile & Bathroom Shop holding over £22,446 p.a. Further lease information available to serious parties.

#### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

# VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

# Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

# CONTACT THE AGENT

#### Alan Treloar

Tel: 07841 150 714

Email: atreloar@vickeryholman.com

## Morwenna Pound

Tel: 07917 916546

Email: mpound@vickeryholman.com

## Clare Cochrane

Tel: 07921 058089

Email: <a href="mailto:ccochrane@vickeryholman.com">ccochrane@vickeryholman.com</a>

#### Truro Office

Walsingham House, Newham Road, Truro,

Cornwall, TR1 2DP



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