

SBC
PROPERTY

01872 277397

INDUSTRIAL/ TRADE COUNTER

GOOD ACCESS TO THE A390/A30

418.06 SQ M (4,500 SQ FT)

BUSY TRADING ESTATE

NEW LEASE AVAILABLE

RENT—£27,500 PA



**UNIT 8, RESTORMEL INDUSTRIAL ESTATE,
LOSTWITHIEL, CORNWALL, PL22 0HE**

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

LOCATION

The premises are situated on Restormel Industrial Estate in Lostwithiel, to the south east of the county which offers good road communication links to the A30/A390. The A390 provides access along the south coast of Cornwall to St Austell, to the South West, and Liskeard, towards the North East. Restormel Industrial Estate is located on the eastern outskirts of Lostwithiel on the A390 bounded by the River Fowey.

The estate incorporates a variety of industrial, trade counter and production businesses.

DESCRIPTION

The property comprises a detached industrial/trade counter of brick construction located towards the rear of the site. The property is accessed via a pedestrian door on the front elevation and a large access door on the rear elevation. Internally the accommodation provides ground floor offices and toilets to the front of the building with the rear section being open plan warehouse/production areas currently sub divided by internal bays/partitioning.

ACCOMMODATION

The approximate floor areas for the property (owners measurements) are:

Ground floor	418.06 sq m	(4,500 sq ft)
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PLANNING

We understand that the premises benefit from an existing E use, although we recommend that prospective tenants make their own enquiries with Cornwall Council for their proposed/intended use of the premises.

TERMS

The premises are offered by way of a new lease.

Lease Term :	5 years although longer terms will be considered
Break clause	tenant only on a yearly basis
Rent Review:	The lease will be subject to an upward only rent review at Year 3.
Repair:	Tenant has full repairing obligation
Use:	E or light industrial uses
Maintenance	The tenant will contribute towards common costs of the estate

RENT

£27,500 per annum (plus VAT if applicable)

SERVICES

We are advised that mains water, electricity including three phase and drainage are connected to the premises.

RATEABLE VALUE

Workshop and Premises—we would advise interested parties to make their own enquiries as to current business rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are classified as C rated.



VIEWING/FURTHER INFORMATION

Strictly by appointment with sole letting agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

Tel: 01872 277397
Web site: www.sbcproperty.com
Email: carl@sbcproperty.com

For the attention of : Carl Jenkin 07738321134

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