



To Let

Lower Commercial Yard,
Lower Polwhele, Buckshead,
Truro, TR1 1TQ

Viewing by prior appointment with
Joseph Rea

(01872) 261028

josephrea@scctruro.co.uk

Yard Space / Open storage land 3.5 acres

Available as a whole or as separate yards

Accessible to A30

All Leasehold enquiries welcomed

Location



The cathedral city of Truro is the capital of Cornwall and only city within the county. The city has a population in excess of 20,000 and provides a wide range of business, leisure and retail operations. The city is the principal retailing and administrative location in the county. Road access is provided by the A39 and A390 both of which connect with the main A30 trunk road to the north. The city has a railway station on the London to Penzance mainline and Newquay Airport is located 20 miles to the north.

Lower Commercial Yard is situated adjacent to the east side of the A39 on the north eastern fringe of the city of Truro approximately 1.5 miles from the city centre and 5 miles south of the A30. The yard is located in a prominent predominantly rural location surrounded by fields with residential development and has good access to the A39.

Description

The subject site extends to approximately 3.53 acres (1.43 ha) and is comprised of multiple surfaces.

The site would be suitable for open storage / secure compound, specification to be agreed.

Tenure

Leasehold. Rent and terms to be agreed.

Planning

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk.

Rateable Value

To be assessed. Interested parties are advised to make their own enquiries of the Local Billing Authority, Cornwall Council in respect of the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: revenues@cornwall.gov.uk or enquiries can be made online at the VOA website www.voa.gov.uk. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: revenues@cornwall.gov.uk or enquiries can be made online at the VOA website www.voa.gov.uk

Energy Performance Certificate (EPC)

Not required.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchaser(s) establish the VAT implications before entering into an agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.



Truro Office

Compass House, Truro Business Park, Threemilestone,
Truro, TR4 9NH 9LD
Tel: 01872 261028
Fax: 01752 221655

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