



WORKSHOP AND YARD, CALLESTICK, TRURO, TR4 9NF

Ready to occupy. A well-equipped rural workshop facility offering a workshop/garage and generous yard space located just two minutes from the A30.

A practical and private commercial base, available to let as a whole suitable for a range of trade, contractor, storage or vehicle-related uses.

£9,900 Per Annum Exclusive

- **YARD AND STORAGE FACILITY**
- **WORKSHOP WITH ROLLER SHUTTER DOOR**
- **SECURE HARDSTANDING YARD**
- **2 MINUTES FROM A30**
- **NO EPC NEEDED AS LOW ENERGY BUILDINGS**
- **PRIVATE WATER AND MAINS ELECTRICITY CONNECTED**

LOCATION:

The property occupies a rural position in the parish of Callestick, central to Cornwall and situated between Truro and the north coast. It is accessed via a private lane shared with one other property, offering a good degree of privacy while remaining within a short drive of the A30, with Penzance and Bodmin both accessible within 30 minutes.

Nearby occupiers include Healey's Cornish Cyder Farm and Callestick Farm Ice Cream. Perranporth lies approximately 10 minutes away, with Truro also within easy reach, offering a full range of retail, professional and business services alongside mainline rail connections.

DESCRIPTION:

A yard and storage facility accessed via a private lane, comprising a workshop with roller shutter door and a secure concrete yard. The site offers good circulation and turning space, and is enclosed by timber post and rail fencing.

The property is well suited to a small or medium-sized contractor, trade operator, or occupier requiring secure storage for vehicles, plant, equipment or boats.

SCHEDULE OF ACCOMMODATION:

Workshop Unit: Approximately 60 sq m (653 sq ft).

Total Site Area: The overall site, including both buildings, yard area and access, extends to approximately 3000 sq ft (280 sq m).

LEASE TERMS:

The premises is available by way of a new lease from the landlord on terms to be agreed.

VAT:

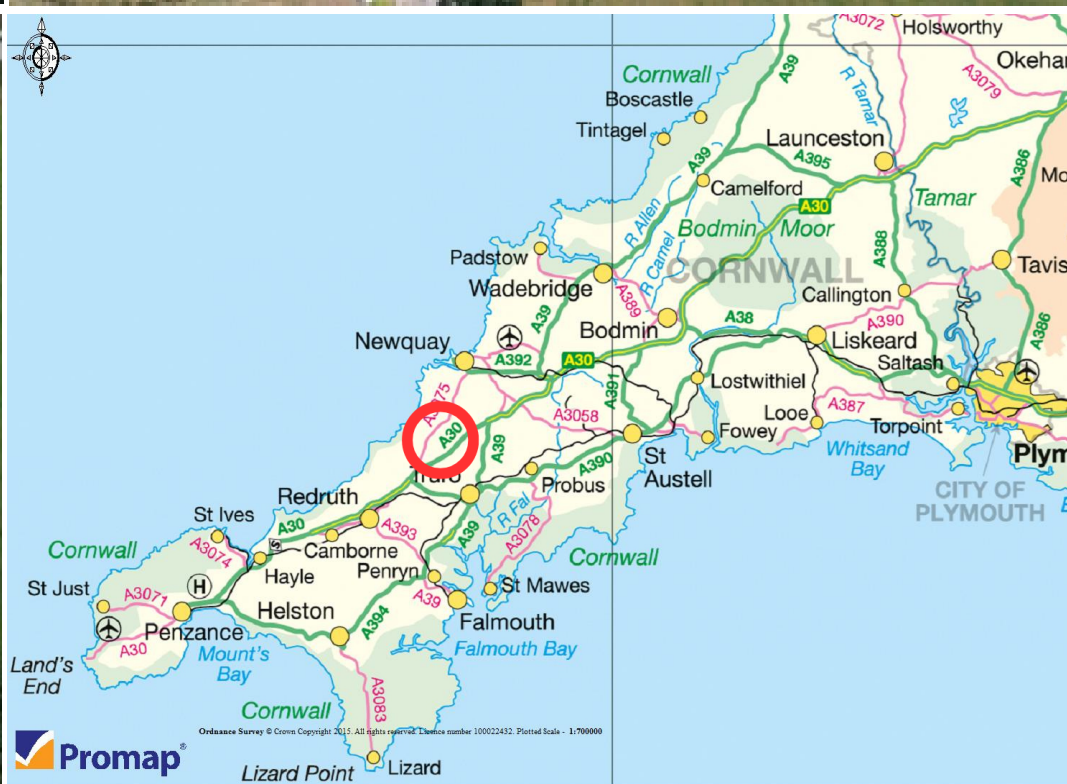
All the above rentals are quoted exclusive of VAT.

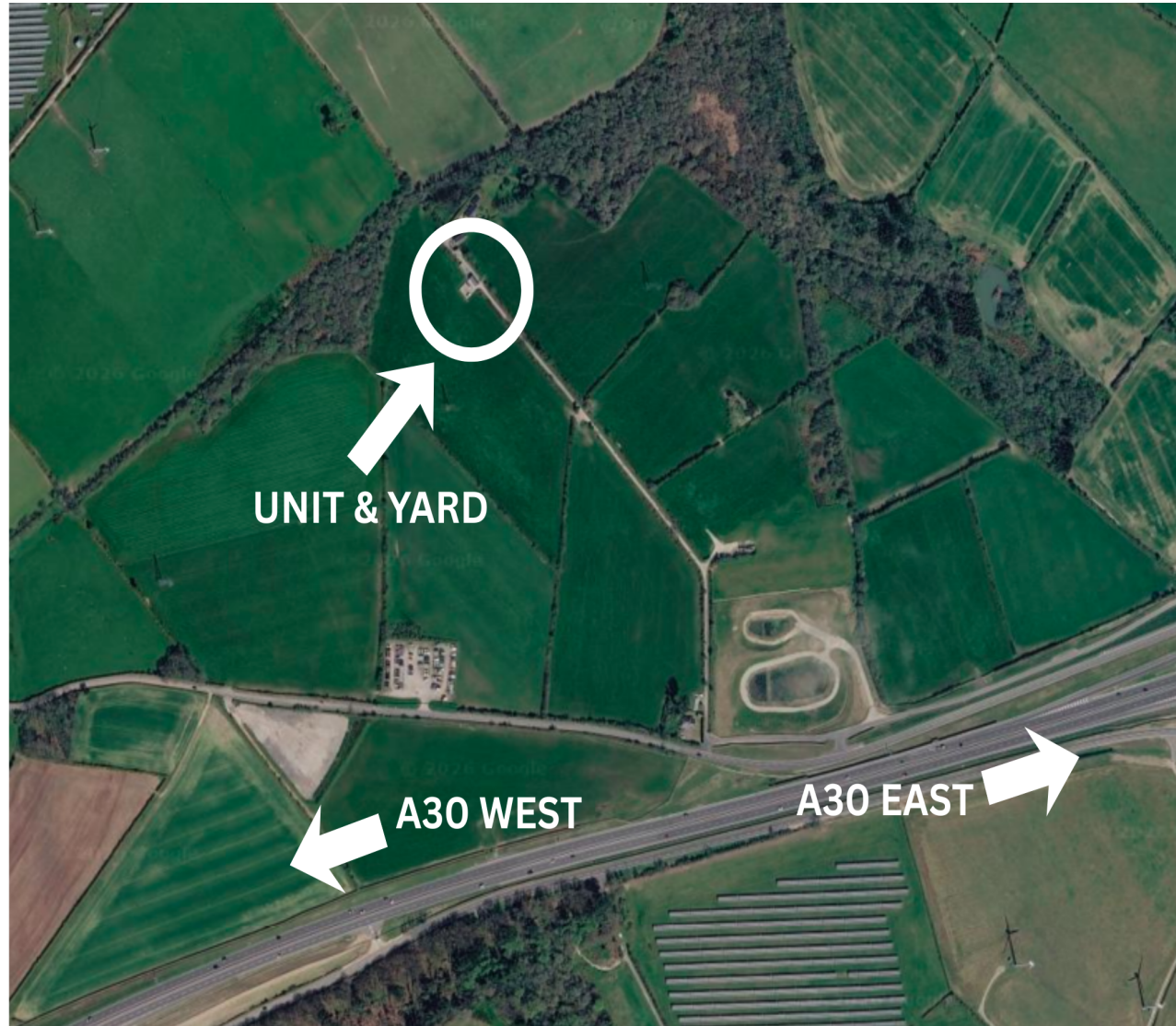
SERVICES:

Water is included via a private supply, which is filtered and UV treated.

Electricity is separately metered with a single-phase supply.





**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

The property has not yet been separately assessed for Business Rates and will require assessment upon occupation. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE:

The property is considered to fall within an agricultural/storage use and is therefore exempt from the requirement to have an Energy Performance Certificate.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Eilidh Donaldson on 01872 301830

Email ed@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

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