Miller Commercial

Chartered Surveyors and Business Property Specialists



THE PASTY LINE, WATER-MA-TROUT INDUSTRIAL ESTATE, HELSTON, CORNWALL, TR13 0LW

A well located, modern industrial premises situated in a popular, established trading location. The property is currently configured as a food production premises but is well suited to a variety of uses.

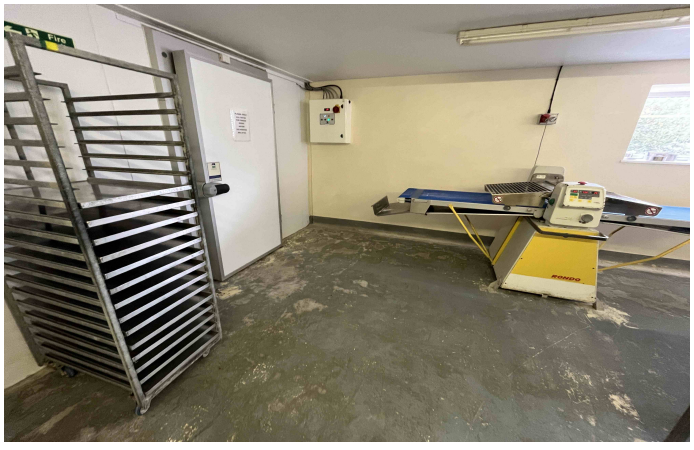
The property occupies a generous plot which provides scope for extension/development subject to the necessary consent.

- **DETACHED INDUSTRIAL PREMISES**
- **2,636 SQ FT 244.9 SQ M**
- **GENEROUS PLOT OF 0.25 ACRES**
- **ESTABLISHED TRADING LOCATION**
- **CURRENT STOCK/INVENTORY AVAILABLE VIA SEPARATE NEGOTIATION**
- **EPC RATING - D (87)**

OFFERS IN EXCESS OF £325,000 FREEHOLD









LOCATION:
Water-ma-Trout Industrial Estate is located in Helston, a town in Cornwall, south-western England. Situated just off the A394 road, the estate lies to the east of the town centre, providing easy access to both local and regional transport links.

It is home to a variety of businesses, including those in the manufacturing, engineering, and automotive sectors, as well as trade suppliers and service-based companies.

The estate is in close proximity to the scenic Lizard Peninsula and is around 10 miles from the popular town of Falmouth, making it a key hub for both local industry and regional commerce.

DESCRIPTION:
The property is a modern industrial unit that is home to 'The Pasty Line' who specialise in Cornish Pasties and baked goods.The building is block-built to the lower half with the top and roof of corrugated sheet profile construction. The roof has multiple opaque panels to assist with natural light and also hosts a solar PV system. The premises are currently fitted out for food preparation with walk-in freezers and fridges alongside a production line, however, the property could be reconfigured to facilitate a variety of uses. The property has a generous plot and it may be possible to extend/build other premises subject to the necessary consent.

SCHEDULE OF ACCOMMODATION:
The property measures 2,636 sq ft (244.9 sq m) on a gross internal basis.
The plot extends to 0.25 acres.

CURRENT STOCK / INVENTORY:
We have been advised the current stock / inventory is available via separate negotiation.

TENURE:
Freehold

VAT:
We have been advised the property has not been elected for VAT.

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

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £14,500 as per the 2023 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

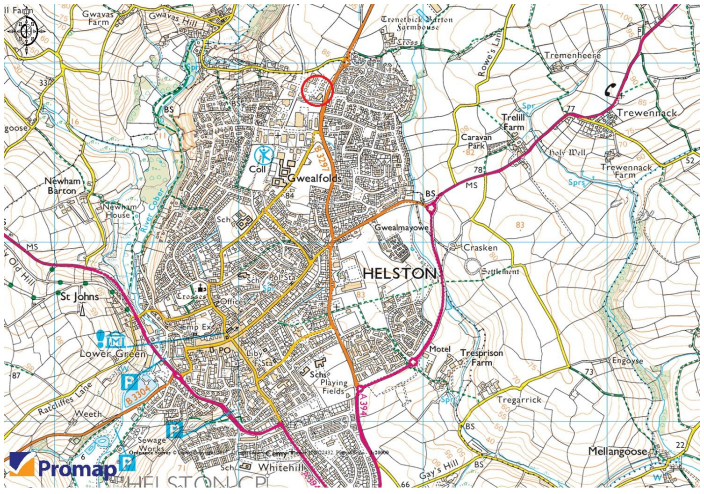
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (87) expires November 2025.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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