



UNIT 8, STABLE HOBBA INDUSTRIAL ESTATE, NEWLYN, PENZANCE, TR20 8TL

****FOR SALE BY AUCTION - DEADLINE THURSDAY 5TH NOVEMBER 2026****

Opportunity to acquire a specialist food production/processing facility, which has until recently been used for shellfish processing. The property has been fitted out to a high standard for the processing of food and can be easily adapted to other uses. The premises benefits from air conditioning and 3-phase power as well as electricity generation from PV cells on the roof.

The building further benefits from its own dedicated workshop with a roller shutter door.

AUCTION GUIDE PRICE £100,000 + FEES*

- **FOR SALE BY AUCTION - AUCTION DATE - 5TH NOVEMBER 2026 TROUGH CLIVE EMSON AUCTIONEERS**
- **INDUSTRIAL UNIT - FITTED OUT FOR FOOD/FISH PRODUCTION & PROCESSING**
- **3,730 SQ FT (347 SQ M)**
- **DEDICATED WORKSHOP ATTACHED**
- **3 PHASE POWER AND SOLAR PANEL ELECTRICITY GENERATION**
- **EPC RATING B (36)**

FOR SALE BY AUCTION:

The Long Leasehold of the property is for sale by auction - finishing Thursday **5th November 2026** through Clive Emson Auctioneers - [Land And Property Auctioneers UK - Clive Emson](#)

LOT - 53 AUCTION - 268 - VACANT LARGE INDUSTRIAL UNIT**LOCATION:**

The property is located in the heart of Stable Hobba, a well-known industrial estate on the fringe of Newlyn. Quick and easy access to the A30 is provided and Penzance is a 5 minute drive away.

DESCRIPTION:

The unit comprises a specialist food production/processing facility, which has until recently been used for shellfish processing. The property has been fitted out to a high standard for the processing of food and can be easily adapted to other uses. The premises benefits from air conditioning and 3-phase power as well as electricity generation from PV cells on the roof.

SCHEDULE OF ACCOMMODATION:

Main building: 3,080 sq ft (286.12 sq m)

Workshop unit: 650 sq ft (60.39 sq m)

TOTAL: 3,730 sq ft (346.5 sq m)

TENURE:

The premises are available for sale as a Long Leasehold for the remainder of a 125 year lease for a term to expire September 2107.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS / FEES:

Each party to bear their own legal costs in regards to this transaction. An administration fee is payable at the same time as the deposit for every lot purchased at auction. Please verify the level of fee with the auctioneer.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the rateable value from April 2026 is £22,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

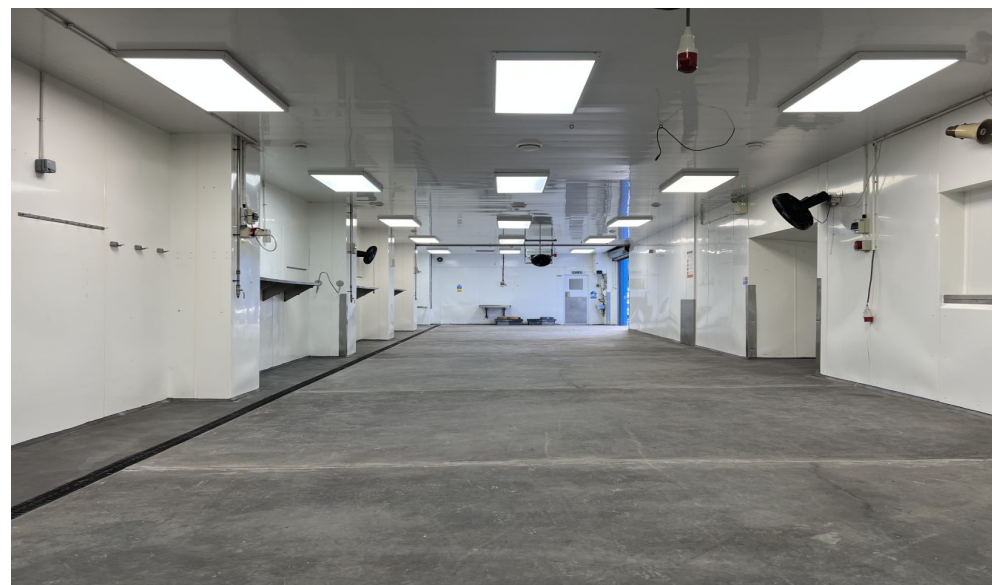
The Energy Performance Rating for this property is B (36).

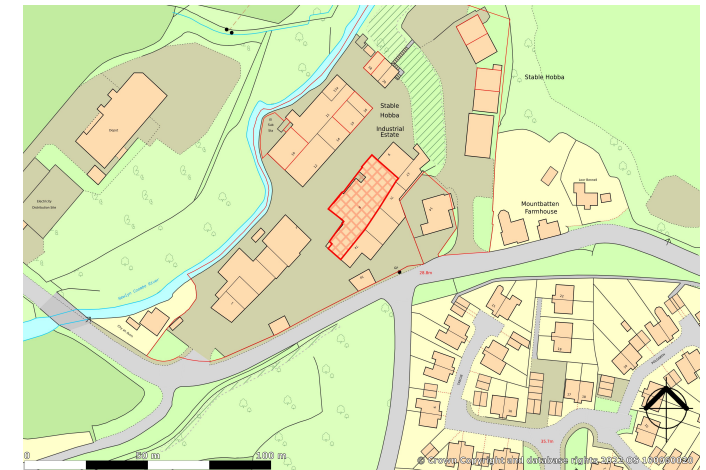
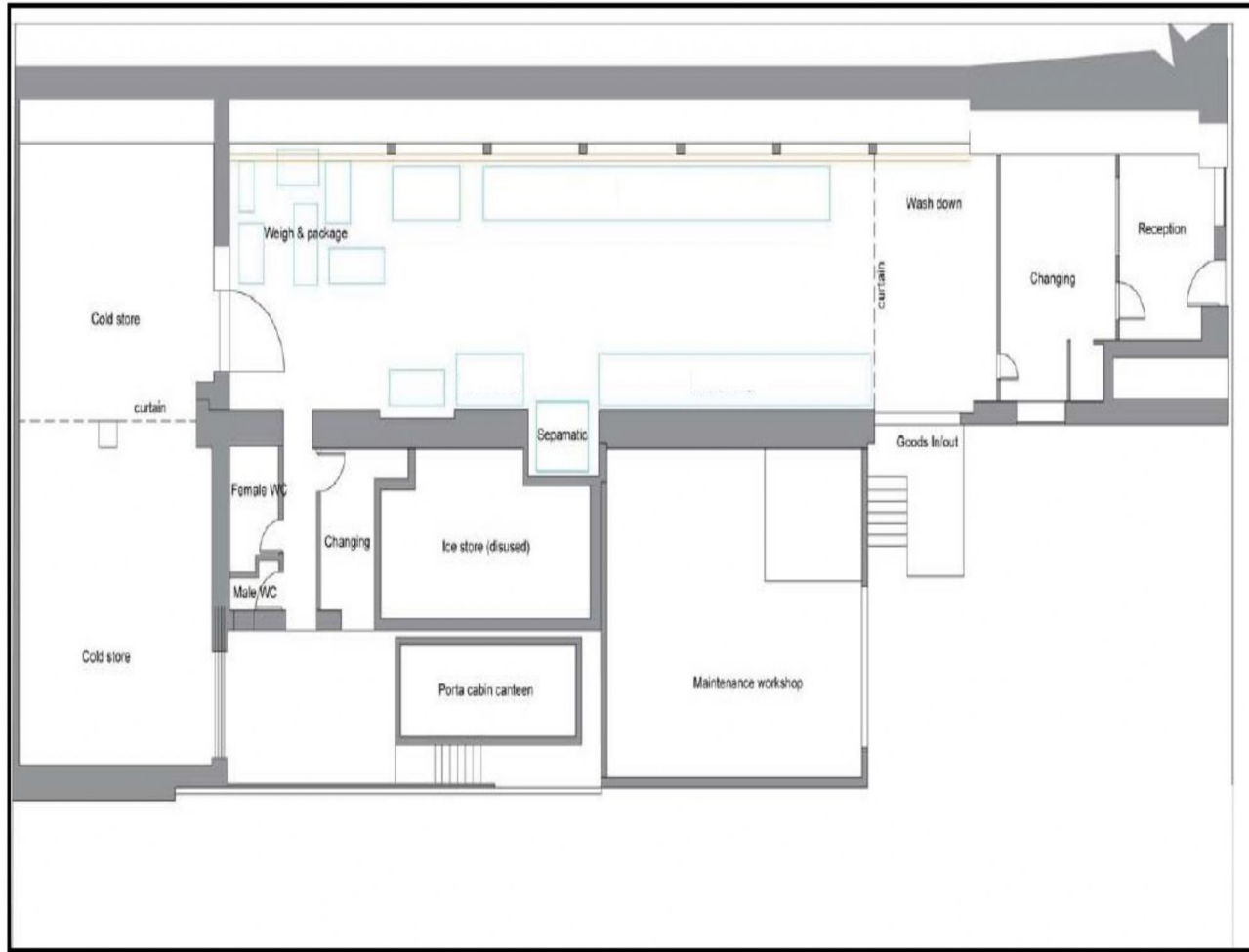
VIEWING AND CONTACT INFORMATION:

Please contact either:-

Tom Smith on 01872 247013 or via email ts@millier-commercial.co.uk

Or **Clive Emson Auctioneers** on 03458 500333 or via email: auction.team@cliveemson.co.uk





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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