



2 x 1 ACRE COMPOUNDS NEAR A30, CALLESTICK, TRURO, TR4 9LL

£70,000 per annum per plot

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Located just off the A30 at Callestick, the property benefits from excellent road access and is approximately 8 minutes from Truro city centre. It sits midway between Penzance and Bodmin, giving it a genuinely central position within Cornwall and excellent access to the wider road network. The surrounding area includes a number of established businesses, including Healey's Cornish Cyder Farm and Callestick Farm.

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DESCRIPTION:

A practical and immediately operational storage site, available to let as a whole or in individual plots. The secure rural yard comprises two open storage areas with easy access to the A30.

The land is level and fully usable, offering generous circulation and turning space suitable for HGV and commercial access, making it ideal for vehicle storage, plant, machinery, and contractor operations.

Well positioned in a highly convenient and strategic location, the site is well suited to small and medium-sized contractors, trade operators, or occupiers seeking secure open storage for vehicles, equipment, or materials.

SCHEDULE OF AREAS:

Lot 1: approx. 1 acre

Lot 2: approx. 1 acre

Total: approx. 2 acres

LEASE TERMS

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

VAT:

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

LEGAL COSTS:

Each party is to bear their own costs in respect of 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.

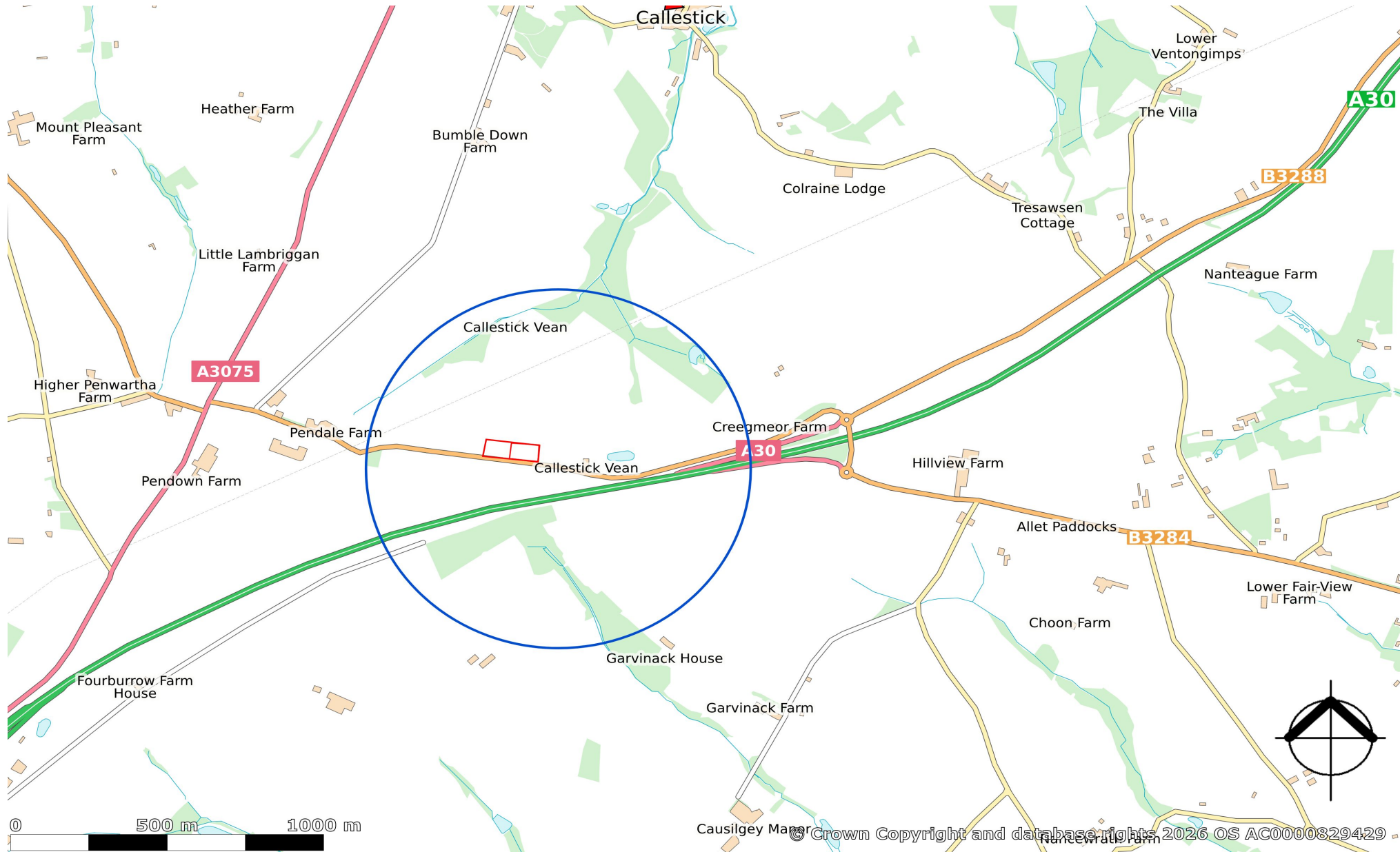
VIEWING ARRANGEMENTS:

Strictly through Miller Commercial. Please contact either:

Eilidh Donaldson - 01872 301830 ed@miller-commercial.co.uk

Tom Smith - 01872 247013 ts@miller-commercial.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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