MAWGAN VIEW

TREVARRIAN

FOR SALE/TO LET

FLEXIBLE COMMERCIAL OPPORTUNITIES, TREVARRIAN, NEWQUAY, CORNWALL TR8 4AH | 1.86 ACRES (0.75 HA)

SUMMARY

Completed Individual Commercial Units available for sale or rent

9,000 SQ FT

Planning consent for two buildings totalling almost 9,000 sq ft plus 9 container-based units

WELL LOCATED

Well located close to popular locations including Mawgan Porth, Watergate Bay, Padstow, Newquay and Cornwall Airport

PRE-LET INTEREST

Pre-let interest in the new units also may be considered subject to lease terms and tenant

DESCRIPTION:

Commercial units available on a freehold basis. Forming part of proposals for the wider redevelopment of this site, the balance intended for residential development – all of which is consented. See red line on the layout plan for the commercial aspect.

Plans have been approved for two buildings on the commercial part of the overall site, Unit 1 potentially dividing into 3 units and Unit 2 dividing into 5 units. There is also consent for 9 container style units.

The buildings will be set within attractive grounds emphasising the rural nature of the location.

LOCATION:

Trevarrian lies on the north Cornish coast, just 1 mile from the popular beach and hamlet of Mawgan Porth, approximately 4.4 miles from Newquay and 10.5 miles from Padstow. The main A30 trunk road is approximately 5.2 miles away, and Truro, Cornwall's only city, is 21 miles distant. Cornwall Airport is less than 2 miles from the site – making connections available with the UK and beyond.

Newquay	4.4 miles	**A30 Trunk Road**	5.2 miles
Padstow	10.5 miles	**Truro**	21 miles

The North Coast requires little introduction as one of Cornwall's most established and popular holiday and surfing venues with Newquay as the main town. Newquay has a resident population of around 24,500 which is growing as a result of extensive residential development which is ongoing.

PLANNING:

Planning permission has been granted on Appeal – application reference PA24/08374.

VIEW PLANNING PERMISSION ▶

LEGAL FEES:

Each party to pay their own legal fees incurred unless agreed otherwise.

MONEY LAUNDERING:

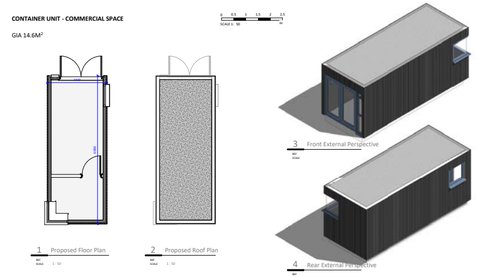
Under the Money Laundering Regulations 2017, Miller Commercial will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

COMPUTER GENERATED IMAGE OF MAWGAN VIEW

CONTAINER UNITS



POTENTIAL USES

AVAILABLE UNITS

COMPLETE INDIVIDUAL UNITS AVAILABLE FOR SALE OR RENT

Block 1: up to 384sqm floor space available
(incl mezz level, 229sqm without)

Block 2: up to 446sqm floor space available
(incl mezz level, 265sqm without)

These areas can be subdivided into 89sqm (53sqm ground floor) or combined into any formation.

9no. 20ft shipping container units also available, again these can be individual or combined.

PRICING

(mezzanine levels not included in below figures, but can be added at request):

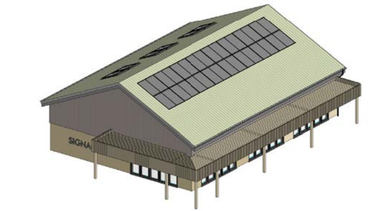
To let:
- Block 1 & 2 - starting at £16sqft
- Containers – starting at £20sqft

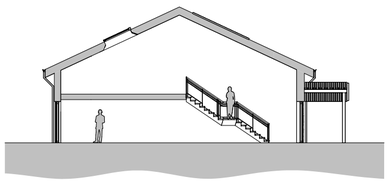
To buy:
- Block 1 & 2 - See Individual Prices
- Containers - £50,000 each

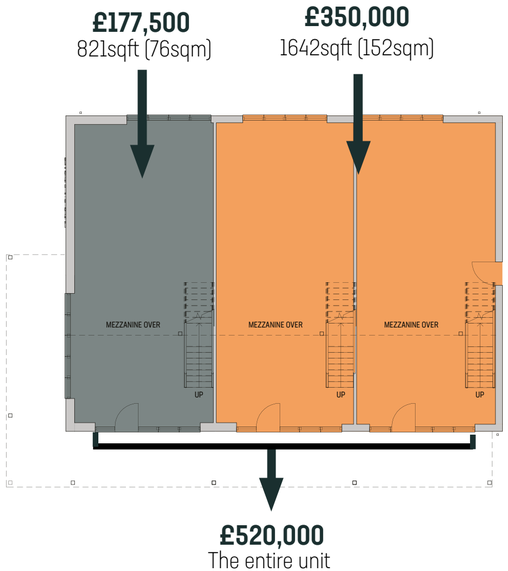
Entire buildings available or sub-divided units:
- Unit 1 – from 76sqm up to 229sqm
- Unit 2 – from 53sqm up to 265sqm

COMMERCIAL BLOCK 1

PRICES EXCLUDE MEZZANINE LEVEL







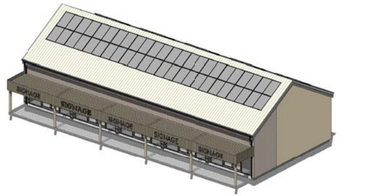
BLOCK 1: UP TO 384SQM (4133sqft) **FLOOR SPACE AVAILABLE**

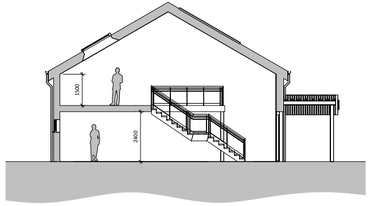
(incl mezz level, 229sqm (2,464sqft) without).

These areas can be subdivided into 89sqm (53sqm ground floor) or combined into any formation.

COMMERCIAL BLOCK 2

PRICES EXCLUDE MEZZANINE LEVEL





BLOCK 2: UP TO 446SQM (4800sqft) **FLOOR SPACE AVAILABLE**

(incl mezz level, 265sqm (2,852sqft)without).

These areas can be subdivided or combined into any formation.

Accommodation:

The site shown outlined red on these particulars has an approximate area of 0.75 hectares (1.86 acres). Further plans on request.

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SCALE 1:500 — 5 0 5 10 15 20 25 m

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ACCOMMODATION SCHEDULE

KEY	PLOT	TENURE	TYPE	GIA(m²)	GEA(m²)	BEDS
	1	OM	F	96	116	3b5p
	2	AFF	F	96	116	3b5p
	3	AFF	E	79	96	2b4p
	4	OM	E	79	96	2b4p
	5	OM	E	79	96	2b4p
	6	OM	F1	96	116	3b5p
	7	OM	F1	96	116	3b5p
	8	OM	E1	79	96	2b4p
	9	OM	E1	79	96	2b4p
	10	OM	D1	126	152	3b6p
	11	OM	D1	126	152	3b6p
	12	OM	B1	219	256	3b6p
	13	OM	D	126	152	3b6p
	14	OM	D	126	152	3b6p
	15	OM	B	195	230	3b6p
	16	OM	A	220	257	4b8p
	17	OM	A	220	257	4b8p
	18	OM	A1	220	257	4b8p
	19	OM	C	224	260	4b8p
	20	OM	A1	220	257	4b8p
	21	OM	B	195	230	3b6p
	22	OM	B	195	230	3b6p
	23	OM	B	195	230	3b6p

COMMERCIAL SCHEDULE

Unit 1	385 sqm GIA/427 sqm GEA
Unit 2	446 sqm GIA/502 sqm GEA
Container Units	133 sqm GIA/143 sqm GEA

PUBLIC OPEN SPACE

Village Green	880 sqm
Pocket Park	360 sqm
Informal Open Space	~2750 sqm approx.

KEY

C = Cycle Parking
e = EV charging station
= Accessible parking bays

REV	DESCRIPTION	DATE	INIS
A	Tenure Amend	FEB 25	GE

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RIBA Chartered Practice

JOB	Proposed Residential and Commercial Development Trevarrian Creamery
DRAWN	GE
CHK	
DATE	SEP 24
SCALE	As indicated @ A1
PAPER	
DETAIL	Proposed Site Plan
JOB NO	JFB
STAGE	PLANNING
DRAWING NUMBER	3378-250
REVISION	A

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

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different by design

ACORN

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