



**FOOD PRODUCTION FACILITY, LOWER QUAY, NEWHAM ROAD, TRURO,
TR1 2XR**

NEWLY REDUCED PRICE TO £600,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists



Located in a prominent position in Truro's business district - Newham Industrial Estate - this building offers a unique opportunity to purchase the freehold of a specialist food production facility. While the property has a long association with food production, it has the potential to be used for a number of alternative uses including warehousing, manufacturing storage or leisure uses.

Newham has a strong reputation for business occupiers and nearby users include Royal Mail, Screwfix, Cornish Mutual, Howdens, Jewsons and Biffa as well as a host of regional and more local businesses.

REDUCED PRICE TO £600,000

- ****REDUCED PRICE****
- **FOR SALE**
- **UNIQUE INDUSTRIAL PREMISES CURRENTLY FITTED FOR FOOD PRODUCTION**
- **OVERLOOKING TRURO RIVER**
- **PROMINENT POSITION IN BUSY NEWHAM INDUSTRIAL ESTATE**
- **13,321 SQ FT (1,238 SQ M)**
- **SUITABLE FOR ANOTHER FOOD/DRINK PRODUCER BUT VERSATILE TO SUIT A NUMBER OF USES**
- **EPC RATING "D"**



LOCATION:

Overlooking the Truro River, in the heart of Newham Industrial Estate, Truro's main business district, this unique building benefits from a highly prominent position at the junction of Lower Quay with Lighteridge Hill, while moments from Truro centre. The nearby A390 and A39 provide quick access to the A30, the main trunk road through Cornwall, and the towns of Falmouth, St Austell and Redruth. Nearby occupiers include Royal Mail, Screwfix, Conway Bailey, Cornish Mutual, Biffa and Jewsons.

Newham has its own dedicated "Business Improvement District" and the area has received substantial investment to improve access throughout its network of roads and further investment proposals are aimed at developing the cycle network and connectivity across the river to Malpas and the leisure facilities around Boscawen Park.

DESCRIPTION:

The property has a long association with food production and is currently laid out to provide a goods-in area, preparation and cooking area through to packaging, cold storage and goods-out. Offices, staff facilities, changing areas and the building's plant and M&E are all located at first floor. There are 2 commercial AFOS ovens on the ground floor with associated air extraction, one with smoking capability. There is 1 x blast freezer with a further 3 x cold storage areas. The building is of blockwork construction under a part-pitched, insulated, profile metal sheet roof. It has 3-phase power and is connected to mains water and sewerage.

**SCHEDULE OF ACCOMMODATION:**

Ground floor: 7,723 sq ft (717.5 sq m)
First floor: 5,598 sq ft (520.1 sq m)

TOTAL: 13,321 SQ FT (1,237.6 SQ M)

TENURE:

The property is available to be sold as seen as a freehold with vacant possession.

VAT:

All the above prices are quoted exclusive of 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 £68,000.

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 (94).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

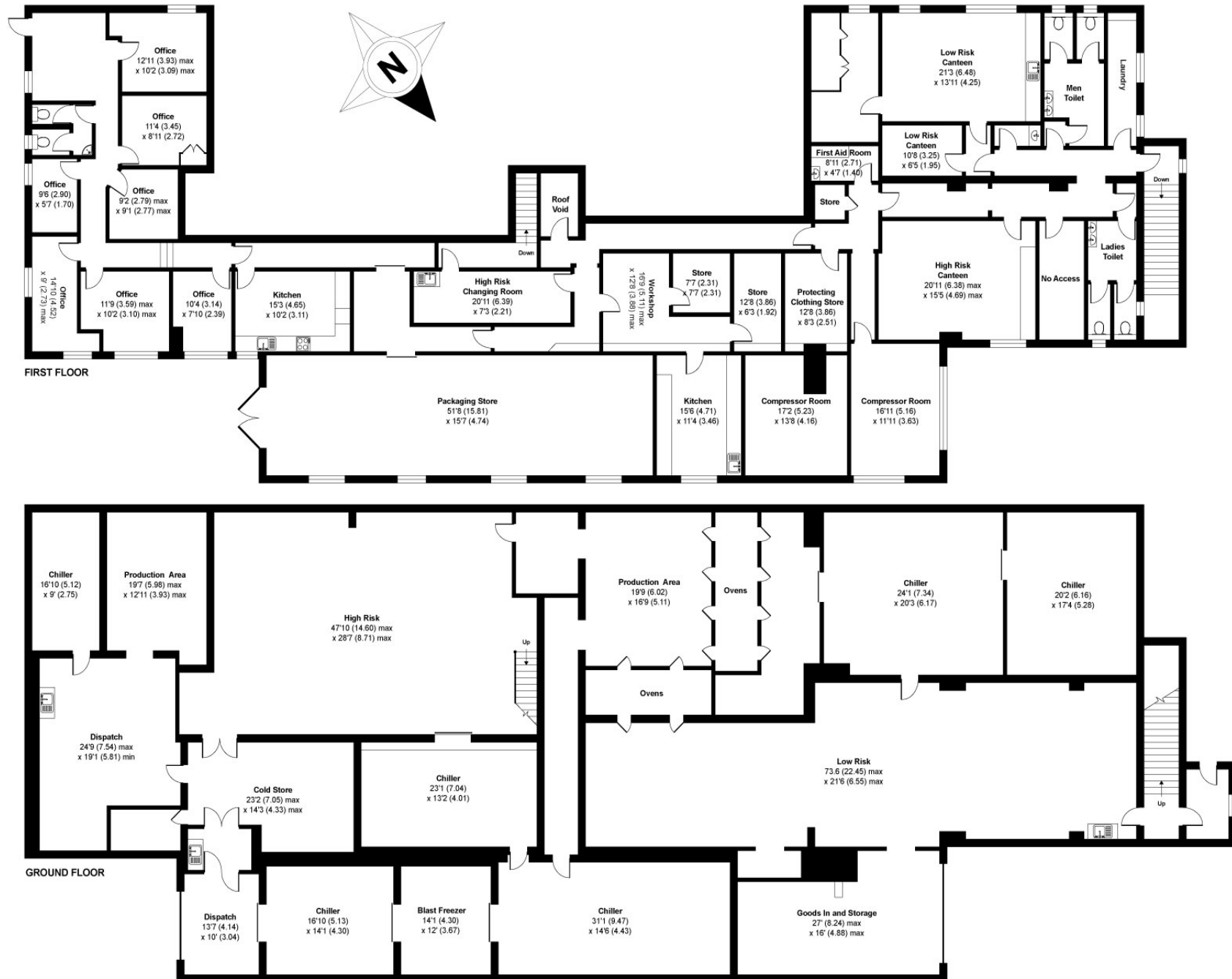
Mike Nightingale on 01872 247008

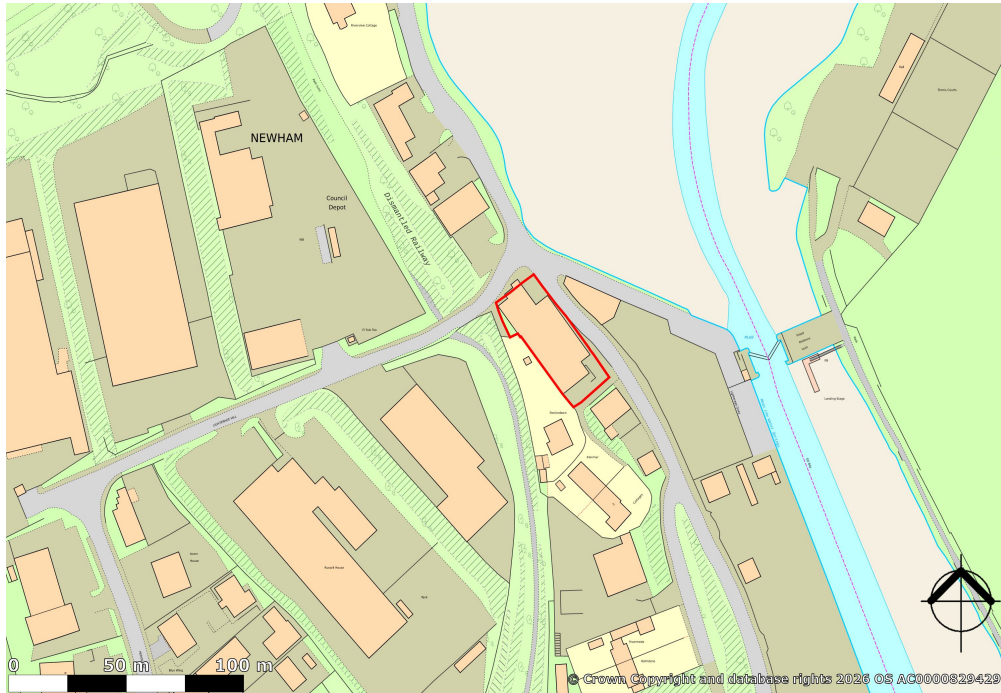
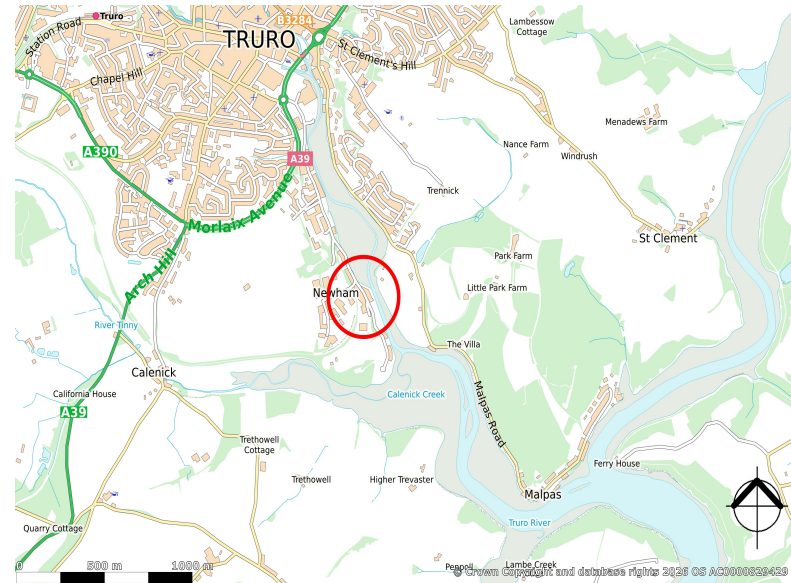
Email msn@miller-commercial.co.uk



Lower Quay, Newham Road, Newham, Truro, TR1 2SU

For identification only - Not to scale





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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