

4 ROSERROW UNITS, TREWISTON LANE, ST MINVER, WADEBRIDGE, PL27 6PY

Rent £10,000 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
St Minver is a well-positioned rural village located just inland from the North Cornwall coast, offering convenient access to the commercial and recreational centres of Rock, Polzeath, and Wadebridge. The area benefits from strong transport links via local A-roads, providing efficient connectivity for business operations while remaining close to key coastal communities.

DESCRIPTION:
Rarely available lock up light industrial unit suitable for a variety of uses on the popular development on the edge of Rock. The unit is available immediately and and benefits from the addition of a mezzanine, roller shutter door and proximity to both Rock, Wadebridge and Polzeath.

SCHEDULE OF ACCOMMODATION:
Ground floor with WC
First floor office/storage space

The unit totals 694 Sq Ft / 64.4 Sq M on a gross internal area basis in accordance with RICS Property Measurement, Second Edition.

SERVICE CHARGE:
There is no service charge levied on this property.

TENURE / LEASE TERMS:
The premises are available by way of a new full repairing and insuring lease for a minimum 6 year lease term.

The rent is subject to RPI increases annually.

VAT:
The property is VAT registered - therefore VAT is payable on the rent.

LEGAL COSTS:
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £4,900 as of April 2026. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The property does not require an EPC as it is a low energy building.

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

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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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