



WORKSHOP, STORAGE AND YARD AT TRESAWSEN, CALLESTICK, TRURO, TR4 9HG

Newly refurbished and ready to occupy. This well-specified rural storage and workshop facility represents one of very few opportunities of its kind in mid-Cornwall, offering two overhauled agricultural units, generous yard, three-phase electricity and excellent vehicle access within ten minutes of Truro city centre.

A practical, private and immediately operational commercial base, offered to let as a whole with direct access to the A30.

- **NEWLY DEVELOPED YARD AND STORAGE FACILITY**
- **WORKSHOP WITH ROLLER SHUTTER DOOR & 3-PHASE POWER**
- **OPEN-FRONTED BARN PROVIDING COVERED STORAGE**
- **EXCELLENT ACCESS WITH GENEROUS PARKING & TURNING AREA**
- **TOTAL SITE AREA : 3,500 SQ FT (0.082 ACRE)**

£13,500 Per Annum Exclusive

LOCATION:

The property is situated in a rural location within the parish of Callestick, positioned conveniently between Truro and the north Cornish coast. Despite its countryside setting, the facility benefits from excellent road connectivity, with the A30, Cornwall's primary trunk road, accessible within a short drive, providing swift and direct access to the wider county road network. The recent completion of the £330 million Chiverton to Carland Cross dualling scheme has significantly improved journey times and reduced congestion. The property sits in notable company, with Healey's Cornish Cyder Farm and Callestick Farm Ice Cream both in close proximity; two of Cornwall's best-known rural brands and long-established visitor attractions.

The popular seaside town of Perranporth is approximately ten minutes' drive away, while the property is also well positioned to serve a number of major holiday destinations including Monkey Tree Holiday Park, Perran Sands and Oyster Bay. This proximity to both the north coast and established holiday accommodation reflects the strength of the area's visitor economy.

Truro, the regional commercial centre of Cornwall, lies within approximately ten minutes' drive, offering a full range of professional services, retail amenities and transport links including mainline rail connections to London Paddington. The city represents the principal business hub for the region and is home to a broad occupier base across professional, retail and trade sectors.

DESCRIPTION:

Rarely does a rural property come to the market in quite this condition. These two agricultural units have been comprehensively overhauled and brought back to life into a practical, well-presented and immediately usable facility.

The work has been extensive. The yard itself has been excavated into the hillside to significantly increase usable space, improve access and create a generous area for vehicle circulation and turning.

The accommodation comprises two units. The open-fronted barn, extending to 585 sq ft (54 sq m), provides excellent covered storage, whilst the workshop unit of 418 sq ft (39 sq m) is fitted with a roller shutter vehicle door and separate pedestrian entrance, three-phase electricity and mains water.

The site is offered as a whole and is ideally suited to a single occupier. The property would suit a range of occupiers, whether that be a small building contractor, trade operator requiring a rural base, or someone looking for secure private storage for vehicles, boats or equipment.

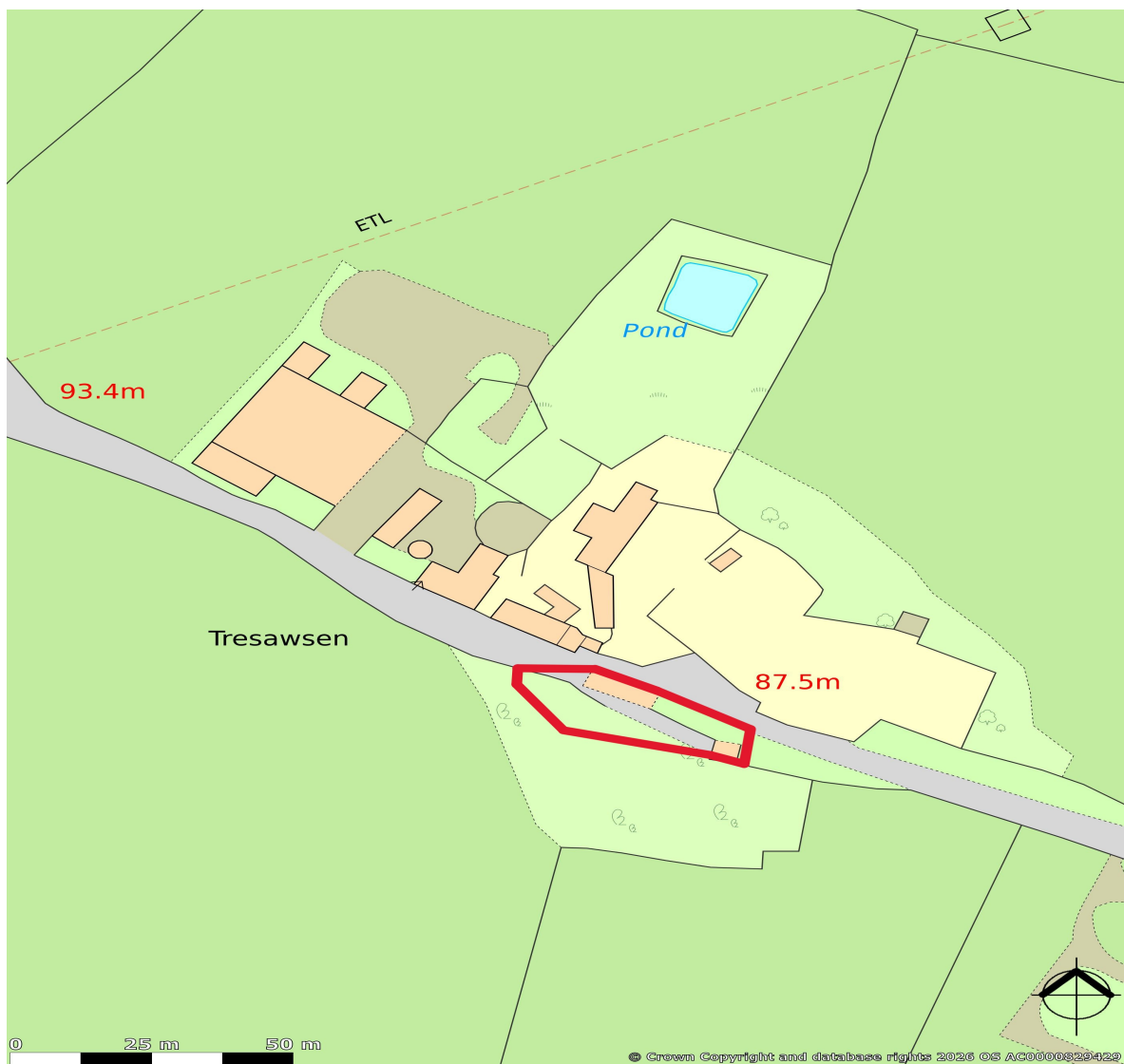
SCHEDULE OF ACCOMMODATION:

Open-fronted barn: 585 sq ft (54 sq m)

Workshop unit: 418 sq ft (39 sq m)

Total site area: approx. 3,500 sq ft (330 sq m) / 0.082 acres



**LEASE TERMS:**

The premises are available by way of a new lease from the landlord on terms to be agreed. The landlord is open to agreeing a lease incorporating structured rent increases, providing occupiers with greater certainty over the term.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to 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.

ENERGY PERFORMANCE CERTIFICATE:

The property is considered to fall within an agricultural/storage use and is therefore exempt from the requirement to have an Energy Performance Certificate.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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