



2B TRE CERUS INDUSTRIAL ESTATE, PADSTOW, PL28 8RW

Located on the established industrial estate of Treceus on the outskirts of Padstow, the units benefit from good access to the A39 & A30. Units 2A, 2B and 2C form part of a terrace of lock-up industrial units located in the centre of the estate. The units are of steel portal frame and rendered in cement. They are undergoing refurbishment following the lease expiry of the previous Tenant to provide a clear open workshop with WC, tea point and a NEW manual roller shutter door. The unit has 3-phase power and a large communal yard and parking area to the front.

Please note: motor trade is not being considered for this unit.

£7,500 PER ANNUM EXCLUSIVE PER UNIT

- **SMALL INDUSTRIAL UNIT TO LET**
- **PROMINANT LOCATION ON THE OUTSKIRTS OF PADSTOW**
- **490 SQ FT (45.6 SQ M)**
- **COULD BE TAKEN WITH UNITS 2A & 2C TO CREATE INTERCONNECTING UNIT OF 980 SQ FT - 1,470 SQ FT**
- **NEW INSULATED ROOF**
- **CAR PARKING INCLUDED**
- **NEW ROLLER SHUTTER DOOR TO BE INSTALLED**

LOCATION:

Trecerus Industrial Estate is the only trading estate serving Padstow and is situated about 1½ miles from the harbour.

Padstow is a popular tourist location on the north coast of Cornwall and has benefited greatly from the number of high quality restaurants in the area, most notably from Rick Stein, but more recently Paul Ainsworth and the town is synonymous with high quality food and drink.

DESCRIPTION:

Unit 2B forms part of a terrace of lock-up industrial units located in the centre of the estate. The unit is of steel portal frame and rendered in cement. It has recently had a new insulated roof installed as part of a wider refurbishment program for this part of the estate and internally, it is currently being refurbished and redecorated to provide a clear open workshop with WC, tea point and a NEW manual roller shutter door. The unit has 3-phase power and a large communal yard and parking area to the front.

Please note: motor trade is not being considered for this unit.

Unit 2B can be taken in isolation or the neighbouring units can be leased at the same time to provide a larger internal area of 980 sq ft (91 sq m) or a unit up to a maximum of 1,470 sq ft (136.7 sq m), subject to the Tenant creating an internal opening between the units.

SCHEDULE OF ACCOMMODATION:

Unit 2A: 490 Sq Ft (45.6 Sq M)

Unit 2B: 490 Sq Ft (45.6 Sq M)

Unit 2C: 490 Sq Ft (45.6 Sq M)

Total: 1,470 Sq Ft (136.7 Sq M)

AVAILABILITY

The units will be available for immediate occupation from 15th July 2026

SERVICE CHARGE:

There is a maintenance rent of 12.5% of the annual rent to cover the maintenance and upkeep of the common parts of the estate.

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:

Both parties to be responsible for their own legal costs incurred in 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 of units 2A, 2B and 2C together is £10,500.

Once a new lease on any of the units has completed, the property will need to be re-assessed for business rates, however, it is anticipated that for a small business operating out of one business premises, a new Tenant will be able to benefit from small business rates relief.

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 C (65).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

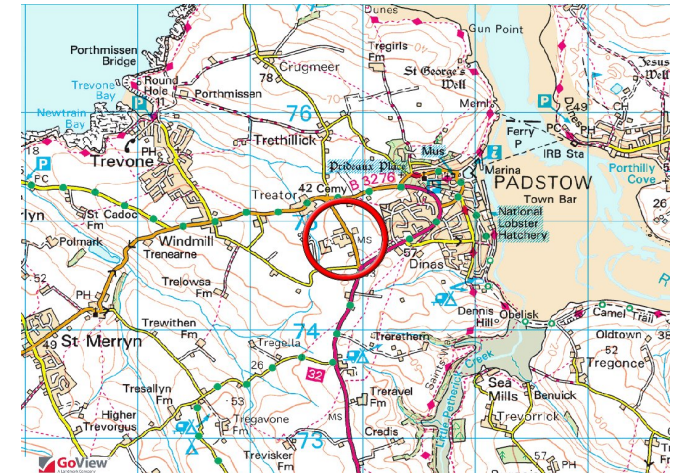
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