



INDUSTRIAL/TRADE COUNTER UNIT TO LET
2 Carbeile Road, Torpoint, Cornwall, PL11 2EA

Summary

- Industrial Storage and Distribution Unit with Yard
- New FRI Lease Terms Available
- Town centre location

Location

Torpoint is a town on the west bank of the River Tamar in Cornwall which, along with the nearby town of Saltash, forms part of the Plymouth conurbation, to the immediate South-west of the City. The coast here is known as the Rame Peninsula and is linked to the City via a regular car ferry service as well as the A374 (formerly the A38) as well as the A38 dual carriageway and Tamar Bridge at Saltash.

Description

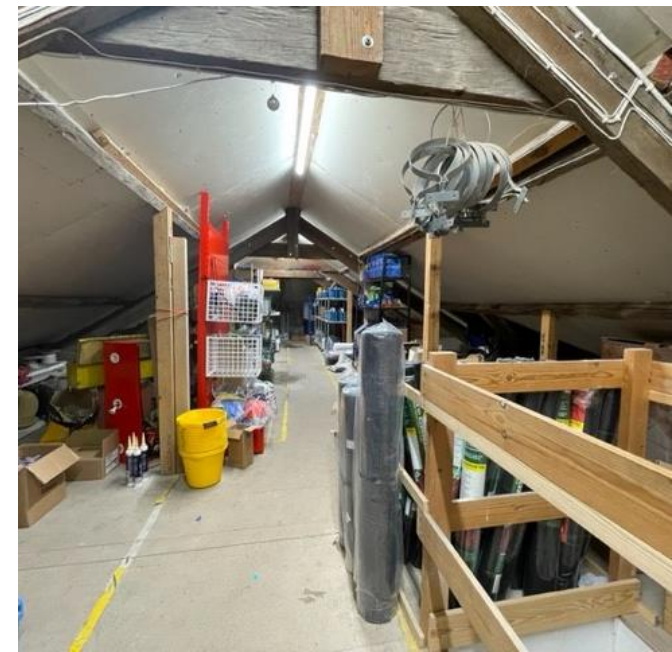
A detached warehouse building with gated and walled yard, close to Torpoint town centre, formerly a builders' merchants which has now relocated due to expansion. The premises offer trade counter sales area, staff welfare area and office. A mezzanine storage area with partly restricted head-room, provides additional storage. The warehouse with eaves height of 3m and roller shutter Xm wide x Ym high opens into the courtyard. A yard area currently used for external storage provides deliveries and parking.

Unsurfaced yard space approximately 220m² / 2,368ft².

Accommodation	m ²	ft ²
Ground Floor Store	61	657
Mezzanine Office	5	54
Mezzanine Store	57	614
Ground Floor Retail	71	764
Ground Floor Store	14	151
TOTAL AREA	208	2,240

Services

Mains water & drainage, mains gas, and 3 phase electricity are supplied to the property.



Energy Performance

The property has been assessed and awarded a rating of C66.

Terms of Availability (subject to contract)

A new lease will be offered on tenant's FR&I terms from £17,500pa (intl.excl.) to be agreed. VAT is applicable.

Use

The established use is B8 with Trade Counter but applicants will need to confirm their use. Other uses will require Planning Consent.

Business Rates

Rateable Value (2023): £9,800
UBR multiplier 2023/24: 51.2p in the £

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

All prices quoted exclude VAT, where applicable, at the prevailing rate.

Sizes to be confirmed.

Viewing

To arrange inspection and for further information please contact us on:
(01752) 222135 or email: enquiries@listers.uk.com

