



**3 TREVOL COURT, TREVOL BUSINESS PARK, FISGARD WAY,  
TORPOINT, CORNWALL, PL11 2TB**  
LONG-LEASEHOLD FOR SALE / TO LET £275,000

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

Trevol Court occupies an elevated position to the west of Torpoint, off one of two main access roads. Fisguard Way is a private looped road off Trevol Road, forming a partly completed business park, in multiple ownership, comprising a mixture of modern hybrid industrial units and older former MOD buildings. Torpoint is linked to the City of Plymouth 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 It is occupied by a range of largely independent businesses, including Essential Supplies, AMS fabrication, Motor Trade users and plumbers' merchants.

**DESCRIPTION:**

Unit 3 has a minimum eaves height of 6m, uniform floor loading 40 KN/m2, electric roller shutter door, BT Broadband connectivity and four allocated parking spaces plus loading apron and disabled space.

Restrictive covenants: NO MOTOR USE PERMITTED.

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Unit 3	1959	182
<b>Total</b>	<b>1959</b>	<b>182</b>

**SERVICE CHARGE:**

A service charge will be levied: £ To be confirmed.

**TENURE / LEASE TERMS:**

The property is held on a virtual freehold/long-leasehold for a term of 999 years and is FOR SALE at a price of £275,000 + VAT. Our client would consider letting the property on conventional tenant's FR&I terms at annual rent FROM £10per.sq.ft + VAT intl.excl.

**LEGAL COSTS:**

Each party to bear their own costs.



**BUSINESS RATES:**

To be assessed (estimate available). Up to 100% small business rates relief may be available.

**ENERGY PERFORMANCE CERTIFICATE:**

Not applicable due to being a bare warehouse consuming no heat/cooling energy.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

**Gareth Forrest**  
**Andrew Bell**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)



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