



**2 TREVOL COURT, TREVOL BUSINESS PARK, FISGARD WAY,
TORPOINT, CORNWALL, PL11 2TB**
LONG-LEASEHOLD FOR SALE / TO LET £130,000

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

Restrictive covenants: NO MOTOR USE PERMITTED.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Unit 2	969	90
Total	969	90

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 £130,000 + 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



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