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THE SQUARE INDUSTRIAL UNITS

GRAMPOUND ROAD

CORNWALL

TR2 4DS

- ESTABLISHED OFFICE/STORAGE AND NURSERY INVESTMENT
- EIGHT INDIVIDUAL UNITS
- SCOPE FOR ACTIVE MANAGEMENT AND POTENTIAL DEVELOPMENT SUBJECT TO CONSENTS
- CURRENT RENTAL INCOME £44,108 PA
- INCOME GROWTH ONCE FULLY LET TO C £48,000
- SUIT PART OWNER OCCUPIER/INVESTOR



PRICE £400,000 SUBJECT TO EXISTING LEASES

LOCATION

The Square Industrial Units are located in the village of Grampound Road, which lies to the north of the A390 linking Truro (7 miles) and St Austell (5 miles). The properties are in the centre of this popular village, opposite the Londis Convenience Store, with a private driveway leading off Fore Street.

DESCRIPTION

A freehold estate comprising 8 individual units offering a mix of office, hair salon, storage and children's nursery.

The estate is accessible from Fore Street with a variety of properties located on the northern and southern boundary within a terrace of single storey properties occupied by a number of local businesses.

The estate has a number of long established occupiers and has been subject to improvement works to the majority of units including external painting, part gravelled car parking area with some units having carpeting, LED lighting and electric panel heaters. A separate toilet block provides facilities for units 1 and 5.

Each unit is self contained with individual access off the estate road.

The estate is income producing with gross annual rents of £41,408 with one vacant property.

The estate provides a variety of buildings with ample on-site car parking facilities used in conjunction with the estate located towards the western boundary.

There is scope for potential residential development, conversion subject to the necessary planning consents being obtained although there is a restrictive covenant on part of the land.



BUSINESS RATES

The properties have the following Rateable Values (2023 List).
Tenants are responsible for their own business rates:

Unit 1	Store	£2,025
Unit 2	Office & Premises	£4,050
Unit 3	Workshop & Premises	£5,000
Unit 3a	Workshop & Premises	£3,750
Unit 4	Day Nursery & Premises	£14,500
Unit 5	Workshop & Premises	£3,750
Unit 6	Office & Premises	£5,500
Unit 7	Office & Premises	£4,100

PLANNING

We understand the Estate has an established employment use and we recommend prospective purchasers make their own enquiries with Cornwall Council regarding alternative uses.

SERVICES

Mains water, drainage and electricity are connected to the estate.

TENURE

Freehold subject to the existing leases.

PRICE

£400,000

VAT

Not applicable.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole letting agents.

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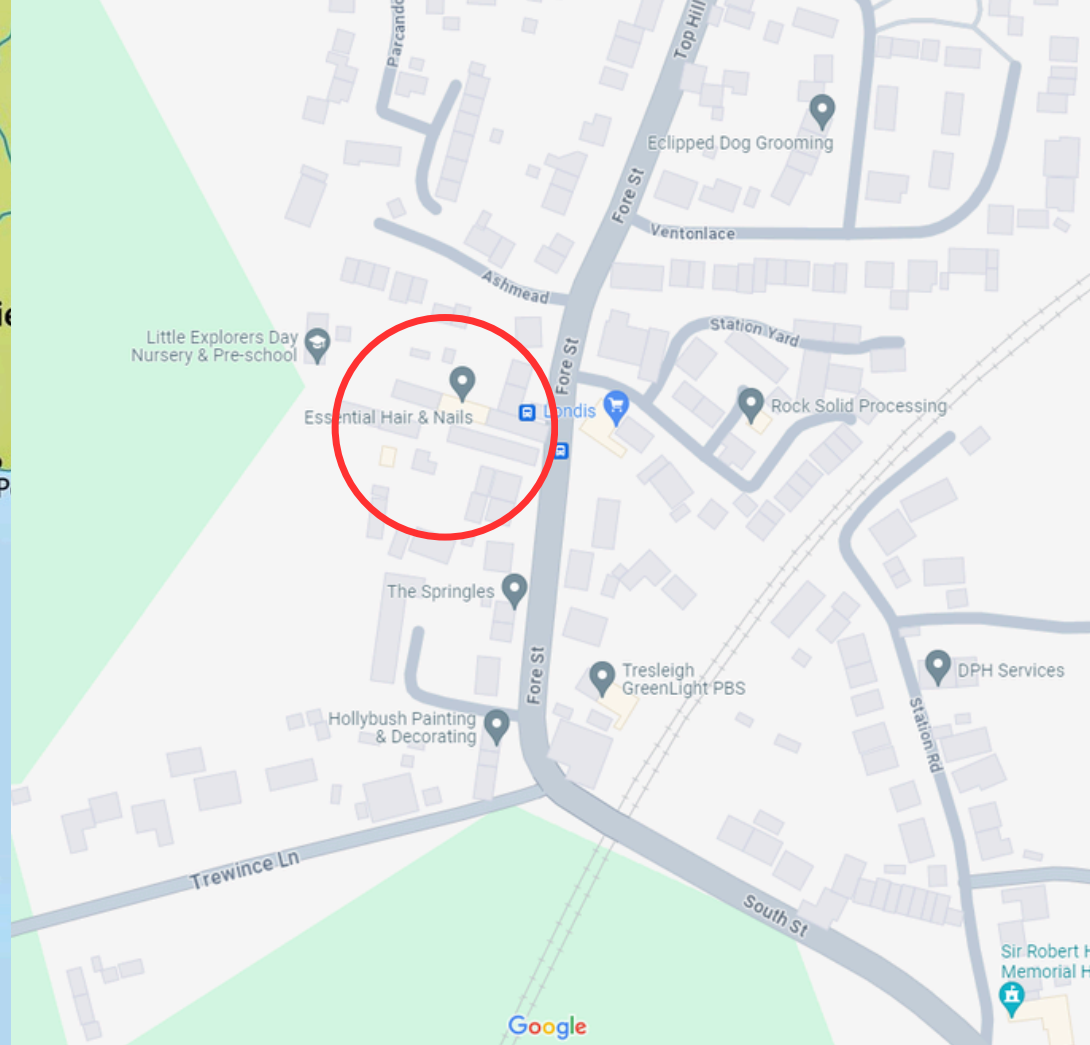


SCHEDULE OF TENANCIES / ENERGY PERFORMANCE RATINGS

UNIT	TENANT	RENT	AREA SQ M	LEASE START	TERM	EPC RATING	COMMENTS
1	Robert Evans	£3,000	23.5	17.08.23	1 year	Not required	
2	Essential Hair	£4,000	52.2	01.05.24	1 year	Rating C	Long standing tenant
3	Rock Solid Processing Ltd	£6,000	78.36	07.01.24	1 year	Rating E	Long standing tenant
3A	Countrywide Estates	£3,108	58.38	02.12.21	1 year	Not Required	Long standing tenant
4	Little Explorers Day Nursery & Pre-School	£16,000	155.57	03.01.22	2 year	Rating E	Long standing tenant
5	Vacant	(3,500)	52.00			Not Required	
6	Abel Burners	£8,000	78.66	27.09.23	2 year	Rating E	
7	Fleet Joinery	£4,000	56.10	17.08.23	1 year	Rating E	
	CURRENT INCOME ESTIMATED INCOMEWHEN FULLY OCCUPIED	£44,108 C£48,000					



ESSENTIAL FURN & MILES



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