



## INDUSTRIAL UNIT TO LET

GOONHAVERN GARDEN CENTRE  
NEWQUAY ROAD  
GOONHAVERN  
CORNWALL TR4 9QQ

- DETACHED STORE/INDUSTRIAL WORKSHOP WITH OPEN STORAGE LAND
- MAIN BUILDING 356 SQ M (3,830 SQ FT)
- EXTERNAL PART-COVERED, OPEN-SIDED STORES 115 SQ M (1,238 SQ FT)
- OPEN STORAGE/LAND 0.225 HECTARES (0.55 ACRES)
- NEW LEASE AVAILABLE

**RENT £25,000 PER ANNUM**

**ENQUIRE NOW**

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## LOCATION

The premises are located to the edge of the village of Goonhavern in North Cornwall approximately 8 miles north of Truro, the County's commercial and administrative centre, approximately 6 miles west of Newquay, the County's busiest and most popular tourist destination as well as being approximately 3 miles from Perranporth and the North Cornish coast.

Goonhavern is a small village with an estimated population of circa 1,500 persons with a small village centre offering a local store and post office, garden centre and the New Inn public house.

The property is situated on the main Newquay road linking Newquay to Goonhavern to the east of the village. The Garden Centre has high prominence due to a large frontage of approximately 100 metres fronting the A3075.

## DESCRIPTION

Detached workshop/storage building of steel frame construction with low level concrete block and timber clad upper sections. The property is configured in an open-plan format with 4.5m eaves and full height use. The property is accessed via a full height roller shutter door to the side elevation and is accessed from the main Goonhavern Garden Centre entrance along a single access road, past a variety of greenhouses.

Internally, the accommodation is open-plan with a small mezzanine located towards the front elevation for light storage. A further mezzanine/office is located towards the rear of the building offering ground floor store, toilet and stairs leading to a first floor providing kitchen area and separate office.

## ACCOMMODATION

**(All areas are approximate)**

Site area	0.265 H (0.264 acres)	
Main building		
Ground floor	290.52	(3,127 sq ft)
Mezzanine	30.80 sq m	(332 sq ft)
	34.45 sq m	(371 sq ft)
Poly tunnels	396.90 sq m	(4,272 sq ft)

## SERVICES

We have been advised that the premises are connected to mains water, mains electricity and drainage and that individual supplies are connected with suitable metering.

## EPC

An Energy Performance Certificate is not required at this stage.

## RATEABLE VALUE

The premises will be assessed for Business Rates following sub-division.

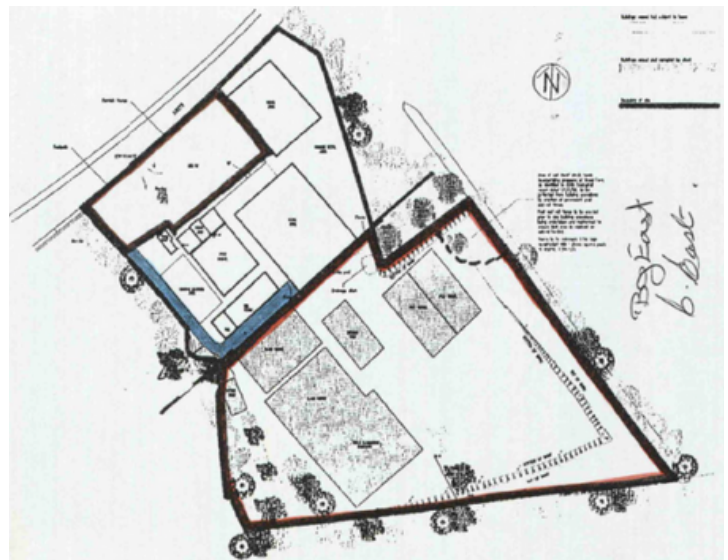
## VIEWING

Strictly by appointment with sole agents SBC Property.



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● LANDMARK INFORMATION Plotted Scale - 1:1750. Paper Size – A4



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