



UNIT 9, WATER MA TROUT, HELSTON, GO TR13 0LW

FREEHOLD £325,000 (NO VAT)

LOCATION:

The premises front the principal access road through the industrial estate close to where it joins Gweal Wartha, a residential development. There is easy access to the A394 which connects Falmouth with Helston and Penzance and the B3297 which connects with Redruth and the A30 Corridor.

DESCRIPTION:

A purpose built industrial unit located on a spacious site totalling 0.41 acre (0.167 ha) fronting the main estate road which also serves the adjoining dwellings. The building includes parking to the front and side and includes a total of 490 sq.m (5273 sq.ft) of space currently configured as Trade Counter, Offices storage and workshop. The building is versatile and could be occupied for a variety of uses (subject to consents). Being located next to residential dwellings the site could be redeveloped for such (again subject to consents).

SCHEDULE OF ACCOMMODATION:

Gross Internal Area 489.8 sq.m (5273 sq.ft). The space includes shop/trade counter area, warehouse/workshop, stores, offices and wc's. See Floor plans for further details.

TENURE

Freehold.

VAT:

VAT will not be payable upon the purchase price.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £27,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within Band C (73) and expires in Aug 2032.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

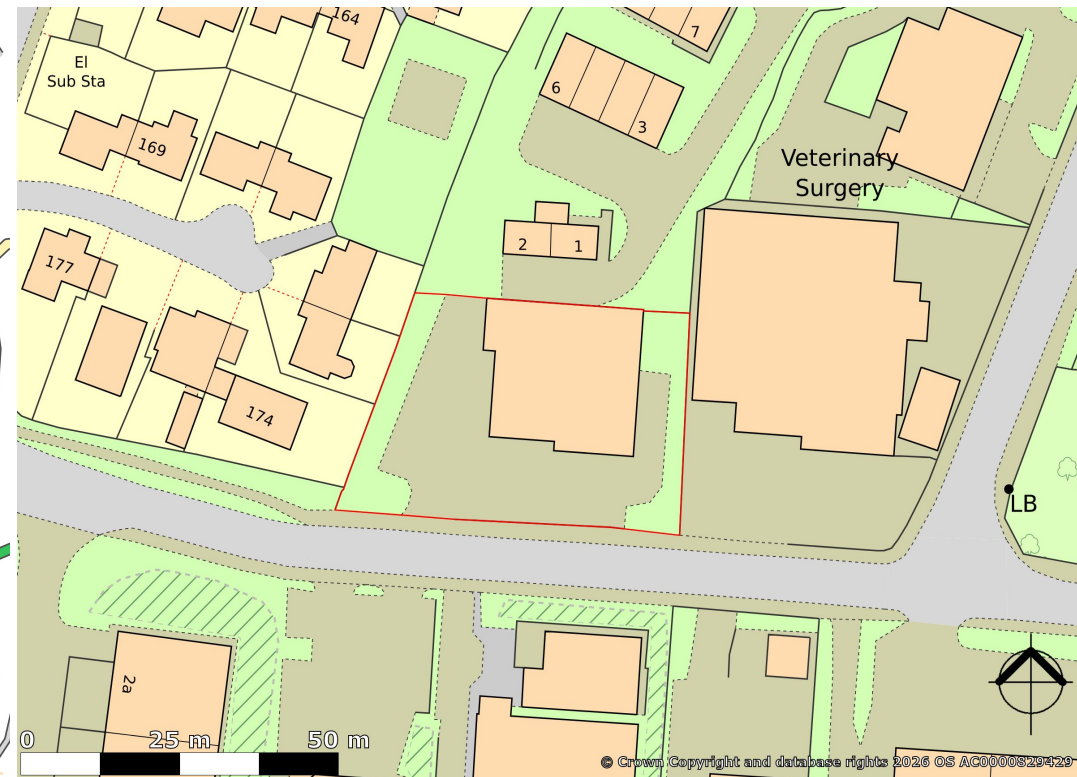
Mike Nightingale on 01872 247008

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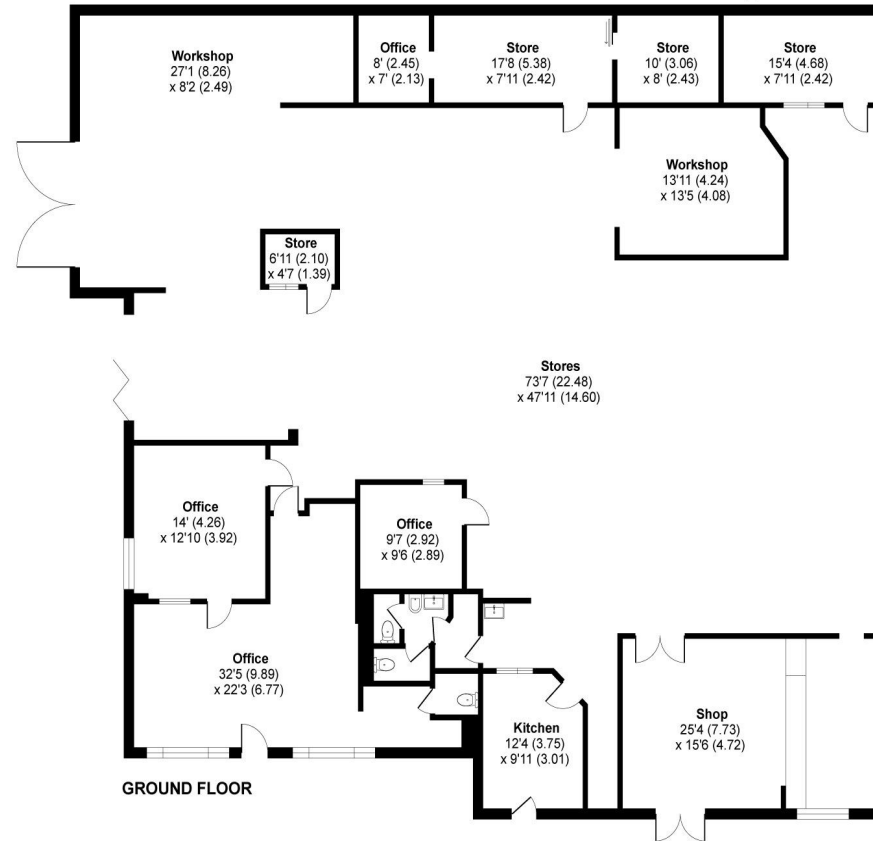




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Approximate Area = 5273 sq ft / 489.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Miller Commercial LLP. REF: 1423466

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