

REF: S/302 - DETAILS PREPARED 05.11.2024

FOR SALE

WORKSHOP/STORAGE PREMISES

UNIT 34 BEECHING PARK, KELLY BRAY
CALLINGTON
PL17 8QS



PHOTO TAKEN DECEMBER 2024

- 69.8 SQ.M (752 SQ.FT.)
- ESTABLISHED COMMERCIAL LOCATION
 - CLOSE TO THE MAIN A388
- EXTERNAL PARKING OR STORAGE
- SUITABLE FOR VARIOUS USES

LOCATION

The premises are located on the Beeching Park Industrial Estate in Kelly Bray just to the North of Callington. The estate has a mix of commercial occupiers and private garages, and the unit is located behind GB Tool Hire. The main A388 is close by giving excellent access to the surrounding area.

DESCRIPTION

The premises comprise a modern detached unit of cavity wall construction under a mono pitched insulated profile sheet roof. There are two loading doors, a toilet and a decent parking and yard area outside.

ACCOMMODATION (All sizes are approximate NIA)

69.8 sq.m. (752 sq.ft.)

EPC

Energy Performance Certificate - Band D Rating 91
Please ask for more information or go to our web site.

SERVICES

It is understood that the premises benefit from mains three phase electricity, water and drainage.

PLANNING

It is understood that the premises have consent for use as a workshop or warehouse within Use Classes E, B2 or B8. Interested parties are advised to contact Cornwall Council on 0300 1234 100.

PRICE

The premises are offered freehold at £95,000

RATES

Rateable Value - £6,100 A qualifying business would pay no rates.

Cornwall Council Business Rates - 0300 1234 171

Local Authority Reference – 21316124500341

VAT

The price is not subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **Simon Powell Commercial**

Contact: Simon Powell

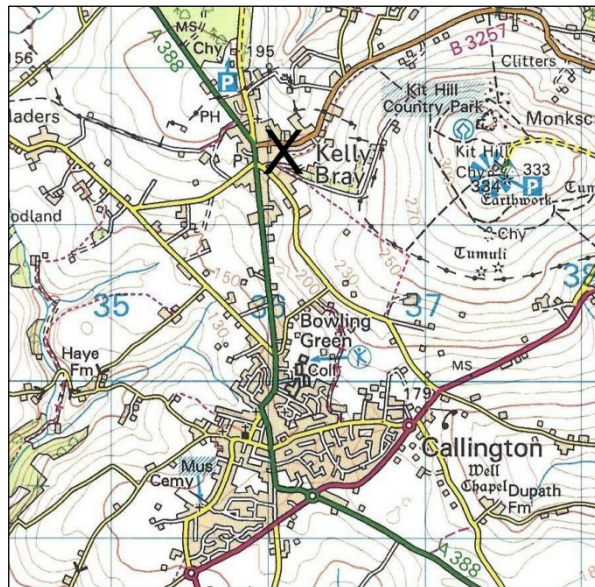
T 01822 611311

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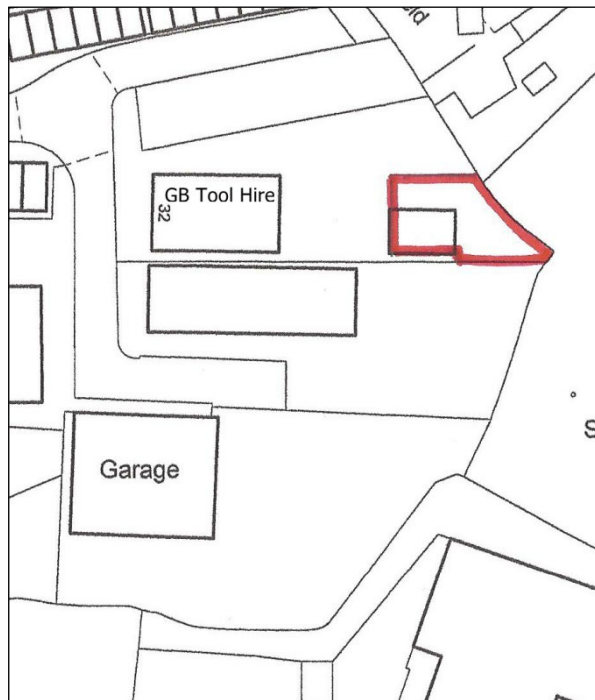
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW INTO THE ESTATE



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