

Workshop/Industrial Unit Westways, Newquay, TR8 4QB



SUBSTANTIAL TWO STOREY DETACHED FREEHOLD INDUSTRIAL UNIT ON A 0.25 ACRE PLOT WITH DOUBLE HEIGHT WORKSHOPS, RECEPTION AND OFFICE SPACE WITH AMPLE PRIVATE PARKING – AVAILABLE IMMEDIATELY

- Workshop Space – 188sqm (2023sqft)
- Reception/Offices – 145sqm (1560sqft)
- Large plot with car parking and gate potential
- Designed originally as two units, easy to split
- Further potential for building, subject to pp
- 3 high roller access doors
- Staff kitchen and WC's
- Convenient commercial location
- RARE FREEHOLD OPPORTUNITY
- Available immediately – NO CHAIN

Price £575,000 Freehold

This substantial detached freehold workshop is available due to retirement and the current business closing. The current owners constructed the property in 2007 and have occupied and traded in the entire premises since then. The property is approached via a shared access drive up to the 0.25 acre freehold plot with parking for around 15 vehicles and potential for security gates at the entrance point. The detached building is of two storeys with a sloping clad roof.

There are 3 separate steel roller doors for access to the 2 workshops and pedestrian doors leading to the reception and office spaces. The building was designed with two units in mind, whilst they are currently connected and used as a whole, the building has a spine wall with an internal access that could be easily blocked off to create a completely independent stand-alone workshop (70sqm) with an office (39sqm) over with a separate kitchenette and WC.

This commercial building represents a rare opportunity to buy a freehold detached industrial building for investment or for business use, with the added flexibility of two unit potential. The property would suit light industrial use, office space, workshops or garage/storage use.

Whilst a freehold sale is preferred, the owner would also consider renting the unit as a whole, subject to terms and lease.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage

BUSINESS RATES

Rateable Value £31,500.

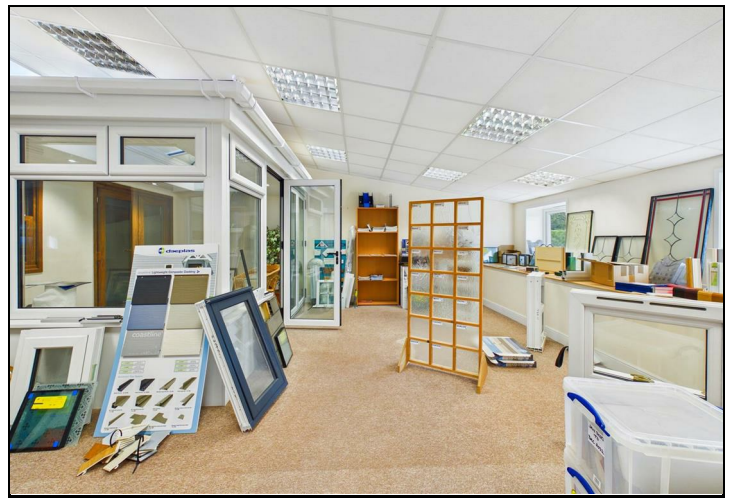
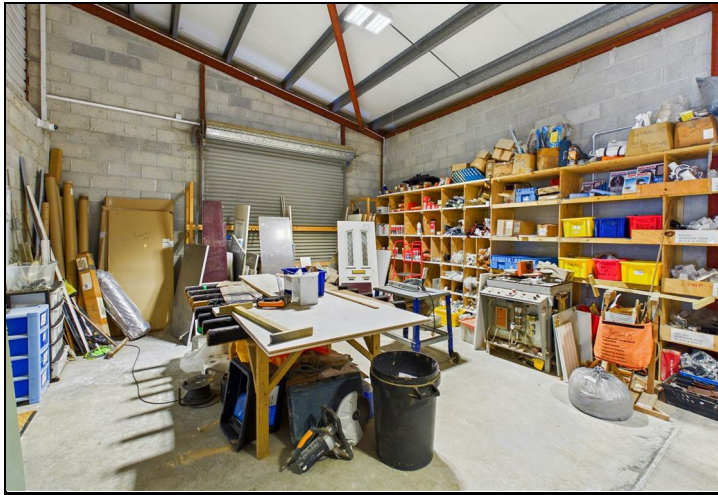
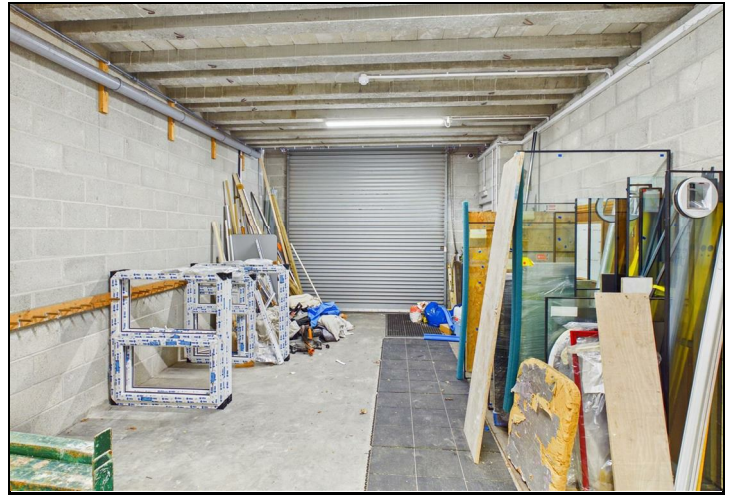
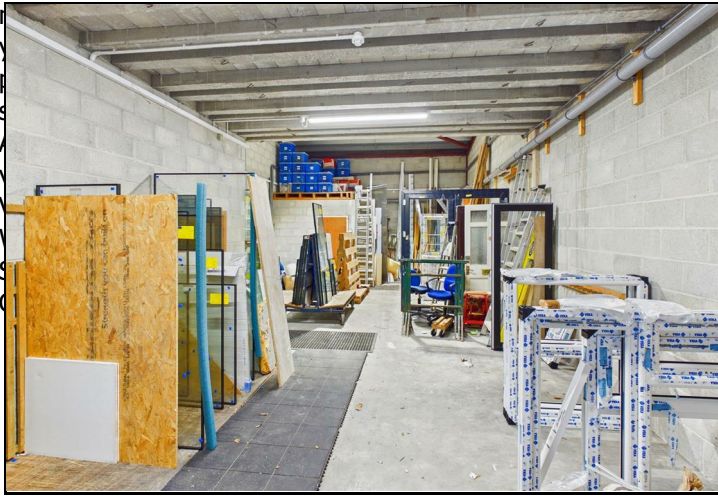
ENERGY PERFORMANCE CERTIFICATE

Rating D

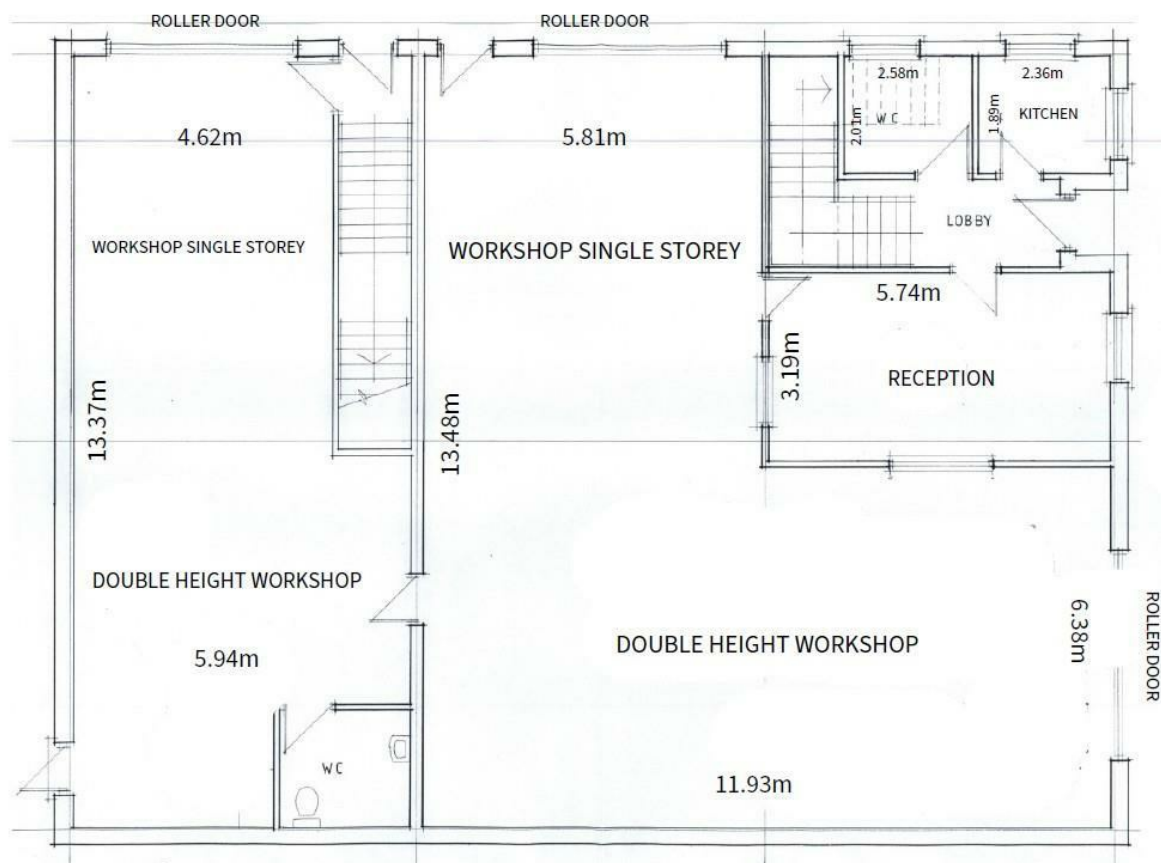
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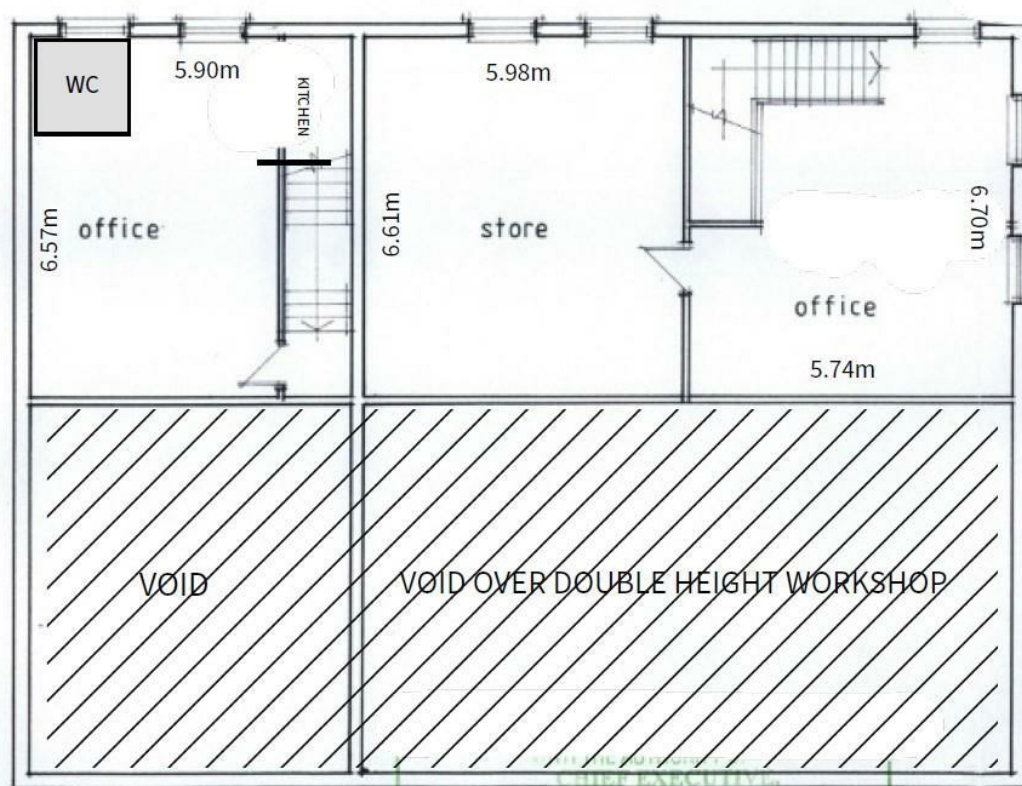




GROUND FLOOR HIGMANS WORKSHOP



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