

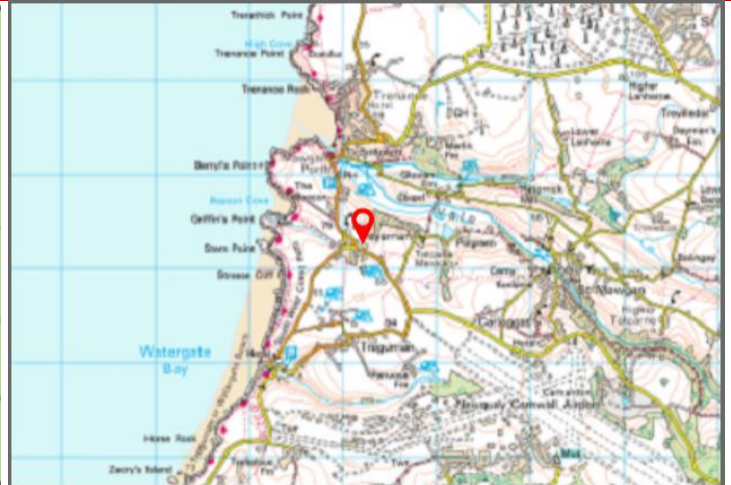
**INDUSTRIAL FACILITY**

**40,219 sq ft (3,726 sq m)**



**ARLA  
THE CREAMERY  
NEWQUAY  
TR8 4AH**

- POPULAR CORNISH VILLAGE
- GOOD QUALITY PRODUCTION AND OFFICE SPACE
- PARKING FOR 20 VEHICLES



### LOCATION

Trevarian stands in a rural setting close to Mawgan Porth and Watergate Bay on the north coast of Cornwall about 1.5 miles from Newquay airport and the village of St Mawgan and easily accessible for the A30. Newquay is located about 4 miles away.

### DESCRIPTION

The property comprises a part single-storey and part two-storey warehouse, offices and stores. The property comprises a former cheese factory with good quality ambient, chilled and refrigerated storage with loading bay and surface level loading doors. There is additional office and storage at first floor level.

### ACCOMMDATION

	SQ M	SQ FT
Ground floor offices	227.36	2,447.36
Ground floor stores	1,139.15	12,262.11
Ground floor production	1,896.29	20,412.16
Ground floor ancillary	39.85	428.96
First floor offices & stores	330.28	3,555.22

### SERVICES

We understand mains water, electric and drainage are connected but interested parties should make their own enquiries.

### RATES

Rateable Value	£81,000
Rates Payable	£41,422

### PLANNING

The property has been used for many years as a creamery. The current planning is, therefore, for manufacturing use. Interested parties should make their own detailed enquiries of the local planning authority.

### TERMS

Offers are invited in the region of £1,400,000.

### TENURE

Freehold

### VAT

This transaction will be subject to VAT to be charged on the purchase price.

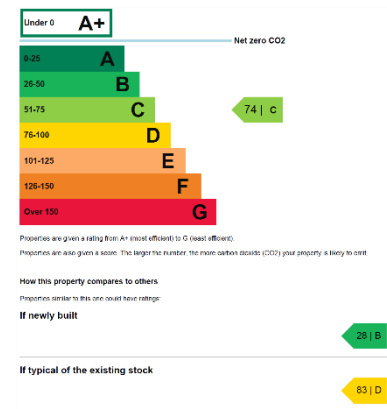
### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### VIEWING

Access onto the site is strictly by arrangement with the joint agents.

### EPC



### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarrocallister.co.uk](mailto:info@nabarrocallister.co.uk)

Nabarro McAllister & Co. Ltd.  
Devonshire Lodge,  
Devonshire Avenue,  
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LS8 1AY  
Tel: 0113 266 7666

### JOINT AGENTS

Richard Holder  
David Ball Agencies  
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Email: [sales@dba.estate](mailto:sales@dba.estate)

### SUBJECT TO CONTRACT

November 2021