Chartered Surveyors &
Commercial Property Consultants

SIMON POWELL COMMERCIAL

Units 1 & 4A – 4D Highfield Industrial Estate

For Sale

Camelford, Cornwall, PL32 9RA

REF S/495



PHOTO TAKEN OCTOBER 2025

Commercial Investment Opportunity

- Popular Business Park Location
- Five Leased Units in 2 Buildings
- Mix Of Uses
- Extensive On Site Parking

£395,000 Freehold

LOCATION
The premises are located on the Highfield Industrial Estate, on the outskirts of Camelford, close to the A39 'Atlantic Highway', amongst a mix of light industrial, manufacturing and retail businesses including, it is understood, the imminent opening of a Co-Op Supermarket.

DESCRIPTION
The premises comprise, first, a 2 storey block built building under a metal roof, with a single storey sheet metal extension, both with roller shutter door access, and together housing workshop, storage and office space, together with a separate single storey building of brick and block construction under a cement board roof, divided into 4 Units, each with roller shutter door access and currently occupied by a pet groomer, beauty therapist and gym. There is extensive on-site parking for both the Tenants and their visitors. The effective FRI occupational Leases (4 of which have been recently renewed or are in the process of being renewed) together generate an annual rental income of £33,024 – see attached schedule.

ACCOMMODATION
See attached schedule

EPC
See attached schedule

SERVICES
It is understood that all the Units benefit from connection to mains electricity, water and drainage.

TENURE
The premises are offered freehold, subject to the occupational Leases.

PRICE
£395,000 representing an initial gross yield of some 8.35%.

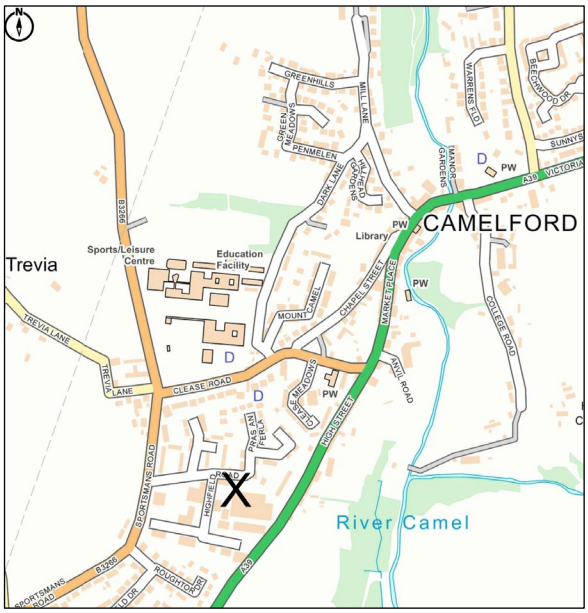
VAT
Unit 1 will not be subject to VAT. Units 4A – 4D will be subject to VAT.

LEGAL COSTS
Each party to bear their own legal costs.

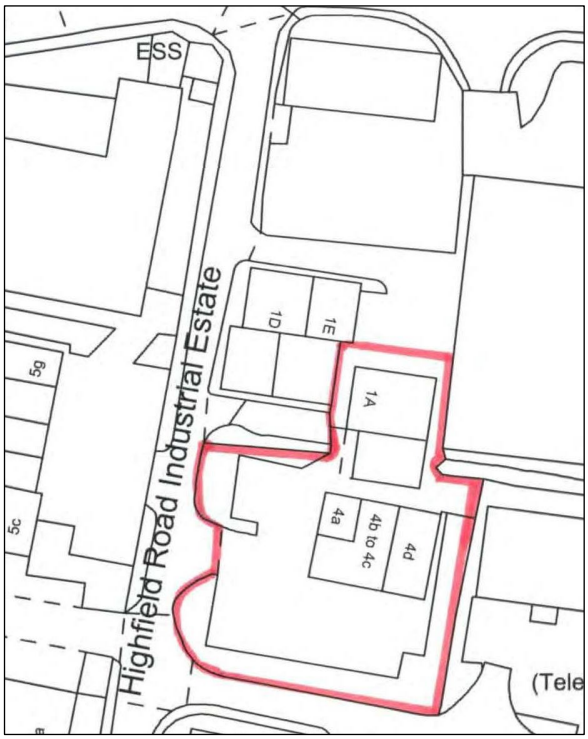
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

LOCATION PLAN
THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN
THE PREMISES ARE OUTLINED IN RED



FRONT OF UNIT 1 HIGHFIELD INDUSTRIAL ESTATE



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UNITS AT HIGHFIELD INDUSTRIAL ESTATE, CAMELFORD

SCHEDULE OF TENANTS

UNIT	TENANT	G.I.A. (sq.ft.)	RENT (£)	RENT PSF(£)	START	TERM	BREAK	REVIEW	RV	EPC	COMMENTS
1	Tenant details available	3,770	15,000	3.98	01.10.26	6 years	30.09.28	01.10.29	14,000	E	Annual breaks from 30.09.28
4A	Tenant details available	469	4,080	8.70	01.07.26	6 years	30.06.29	01.07.29	4,300	D	
4B	Tenant details available	469	4,104	8.75	01.07.26	6 years	30.06.29	01.07.29	4,300	C	
4C	Tenant details available	967	4,920	5.09	01.04.24	3 years			14,000	C	RV includes 4D
4D	Tenant details available	967	4,920	5.09	01.07.26	6 years	30.06.29	01.07.29		C	
		6,642	33,024								