



# Crimp Business Park

Morwenstow, Bude, Cornwall, EX23 9PB

KIVELLS

# Crimp Business Park

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£1,250,000 Guide Price

FREEHOLD INVESTMENT FOR SALE

Generating a gross income of approximately  
£110,000 per annum

Comprising three industrial units with  
established tenants in situ and a fully occupied  
storage compound

Extending to 3 Acres (1.225 Hectares) in total

Significant expansion potential with existing  
infrastructure already in place

Excellent access to the A39 Atlantic Highway

Substantial four-bedroom house available by  
separate negotiation

*"The property benefits from a diversified income stream derived from industrial lettings, self storage, solar generation and ancillary parking income, providing a robust investment profile with opportunities for future growth. The existing infrastructure, roadways and service installations already in place provide a rare opportunity to significantly expand the self storage operation, subject to any necessary consents."*

<i>Income Source</i>	<i>Annual Income</i>
<i>Unit 1</i>	£21,600
<i>Unit 1A</i>	£12,300
<i>Unit 2</i>	£11,100
<i>Storage Compound</i>	£57,600
<i>Solar Income</i>	£2,400
<i>Parking Income</i>	£4,752
<b><i>Total</i></b>	<b>£109,752</b>
<b><i>Guide Price</i></b>	<b>£1,250,000</b>
<b><i>Gross Yield</i></b>	<b>8.78%</b>



Crimp Business Park, Bude, Cornwall, EX23 9PB

## Description

An opportunity to acquire a fully occupied freehold commercial investment extending to approximately 3 acres and occupying a prominent position with excellent access to the A39 Atlantic Highway and wider North Cornwall road network.

The business park comprises three modern industrial units let to established businesses together with a fully occupied self-storage compound, producing a gross income of approximately £110,000 per annum. The property benefits from planning consent for uses within Class E(g), B2 (General Industrial) and B8 (Storage & Distribution).

A particular feature of the property is the significant expansion potential. The existing infrastructure and roadways are already in place to accommodate approximately 60 additional self-storage containers, offering scope to further increase income, subject to any necessary consents. In addition to the industrial units and storage compound, the site generates supplementary income from solar installations and ancillary parking.

A substantial four-bedroom detached residence is also available by separate negotiation. Previously let at £1,450 per calendar month (£17,400 per annum), offering additional income potential. Further details are available upon request.



# Floor Plan (Building 1 - Unit 1 & 2)

Floor plan for identification purposes only, not to scale



Floor Plan (Building 2 - Unit 3)

Floor plan for identification purposes only, not to scale



**Approximate total area<sup>(1)</sup>**

410.4 m<sup>2</sup>  
4418 ft<sup>2</sup>

**Reduced headroom**

1.9 m<sup>2</sup>  
20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Tenancy Schedule



Unit	Tenant Use	Annual Rent	VAT	Lease Term	Lease Expiry	Security of Tenure
Unit 1	Industrial / Recycling Facility	£21,600	No	5 Years	November 2029	Contracted Out
Unit 1A	Agricultural Engineering Workshop & Garage	£12,300	Yes	5 Years	February 2028	Contracted Out
Unit 2	Joinery & Design Business	£11,100	Yes	10 Years	January 2033	Contracted Out
Self-Storage Compound	Storage Containers	£57,600	TBC	Various Licences	N/A	N/A
Solar Income	Solar PV Installation	£2,400	N/A	N/A	N/A	N/A
Ancillary Parking	Parking Income	£4,752	N/A	Various	N/A	N/A

Land Plan

Land plan for identification purposes only, not to scale



## Map



## Services

Mains electricity, borehole water supply and private drainage. Unit 1 benefits from a dedicated electricity supply, with the remaining units individually metered.



EE Rating: Unit 1 - C

Unit 1a - TBC

Unit 2 - TBC



Directions

What3Words ///notices.nightcap.imply

## Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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## Agent's Note I

Full lease details, tenancy information and trading accounts are available to interested parties upon request.

## Agent's Note II

The telecommunications mast is not included within the sale and is held in separate ownership by a telecommunications company.

## Business Rates

Enquiries should be made to VOA on Tel: 0300 0501 501.

## Planning

The property benefits from planning consent for uses within Class E(g), B2 (General Industrial) and B8 (Storage & Distribution)



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