

VERY SMALL  
ENTERPRISES/  
SOLE TRADERS

# **VISION**

**A parish in which Very Small  
Enterprises & Sole Traders thrive**

## STAGE 1 RESULTS

Very Small Enterprises and Sole Traders represent the largest slice of economic activity of the Parish and (potentially) the best prospects for the next generation of local workers (apart from hospitality & retail).

There is clearly an appetite for ‘light industrial units’ and some for ‘hot desks’. 10% of responses said they would make use of such facilities but only 2 people offered to provide them. ‘Light industrial units’

elsewhere in Roseland have waiting lists of potential tenants. From responses to Shops & General Provisions, there appears to be an appetite for more small scale, local retail premises.

## Key for pie charts:

Strongly disagree

Disagree

Neutral

Agree

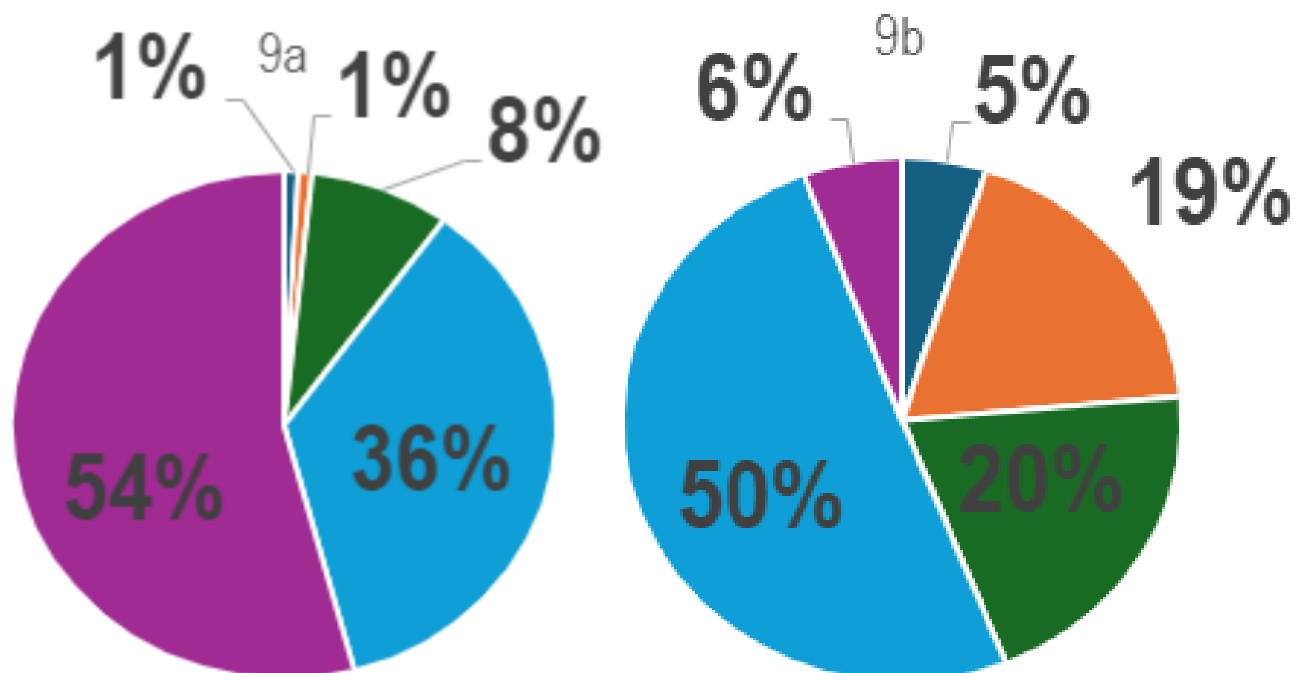
Strongly agree





We asked: (9a) Do small businesses need to be promoted and people encouraged to use them rather than larger companies from out of the Parish?

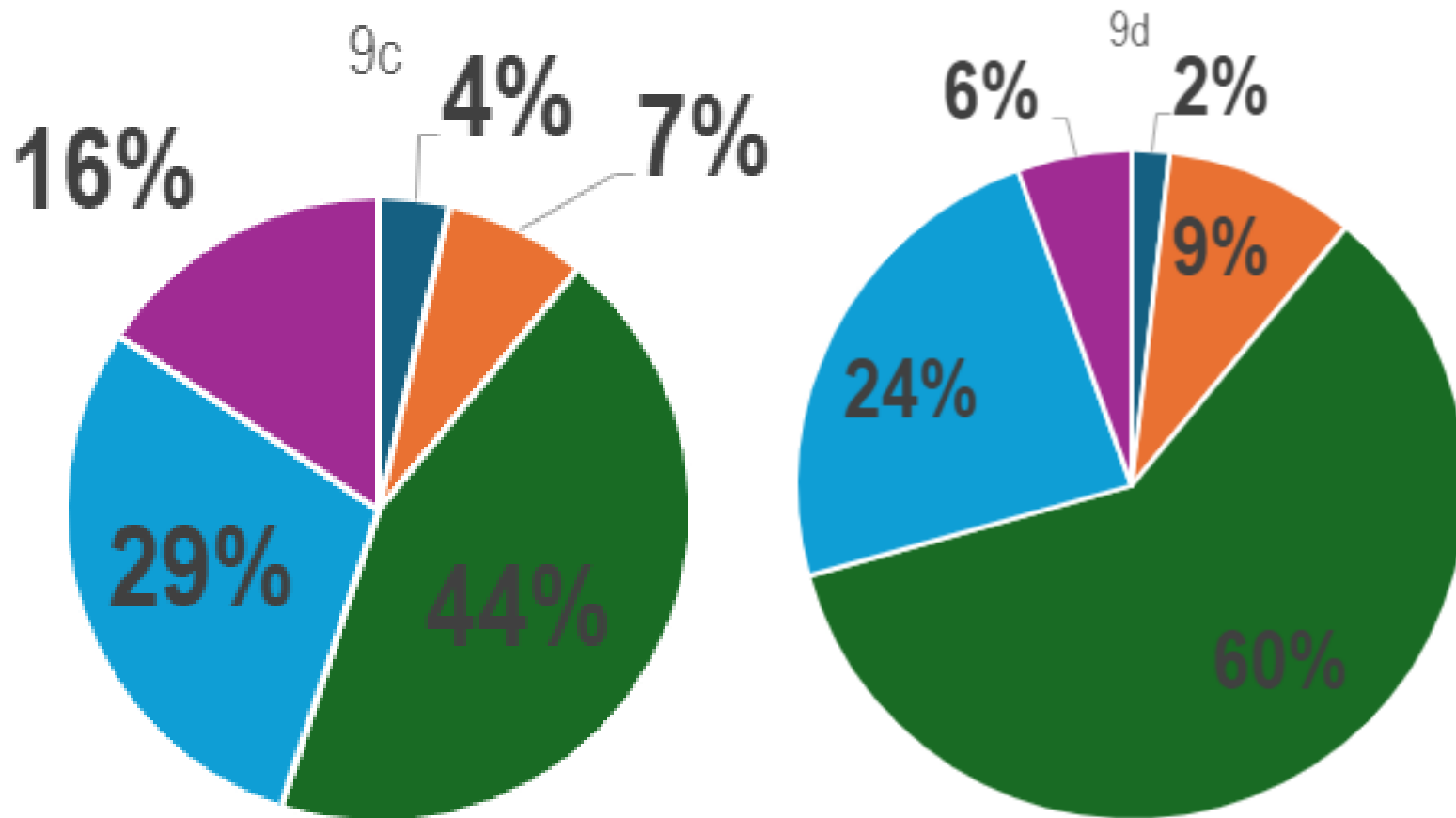
(9b) Does existing local advertising provide sufficient promotion? You said:





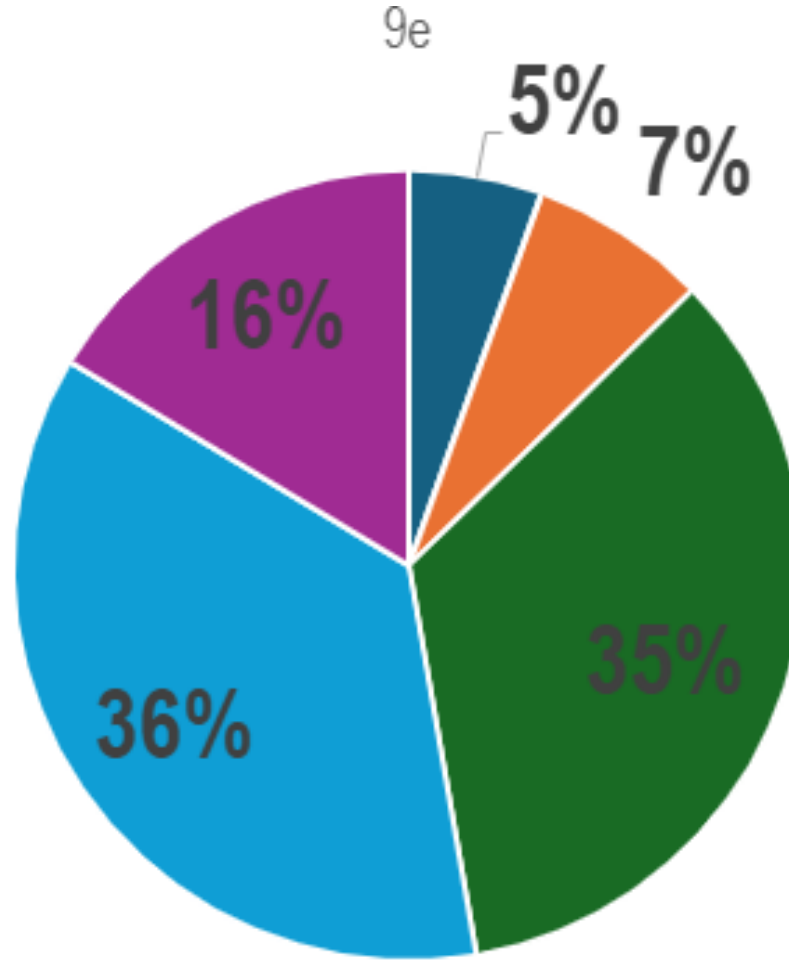


We asked: (9c) Would we benefit from bookable/rentable 'hot desk/workspace'? (9d) Would we benefit from private office space? You said:





We asked: Would we benefit from small 'light industrial' units? You said:





## STAGE 2

### Office Space

The Parish Office in St Mawes has one office unit which will be available to rent soon. With limited interest in Stage 1, no further action.

### Proposal 1 – Promote Small Businesses

Encourage everyone to use local small businesses where possible, particularly Second Home Owners and holiday rental companies.



## Proposal 2 – Develop ‘Hot Desk’ Spaces in St Mawes

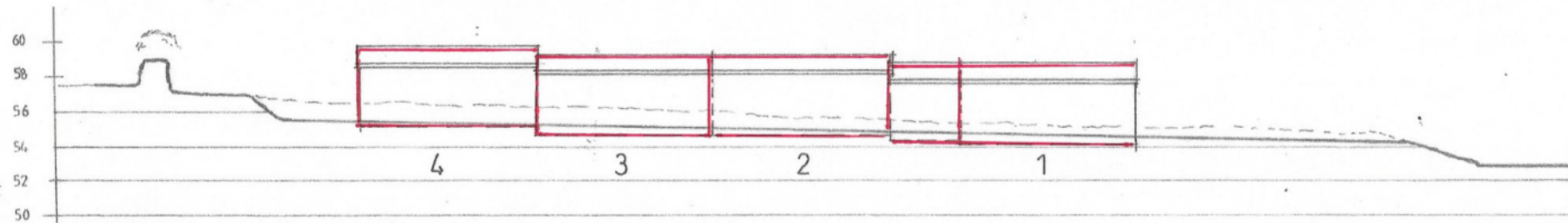
Explore the idea of installing ‘hot desk’ spaces on a Mezzanine level in St Mawes Church Hall.

## Proposal 3 – Develop Light Industrial Units in St Just

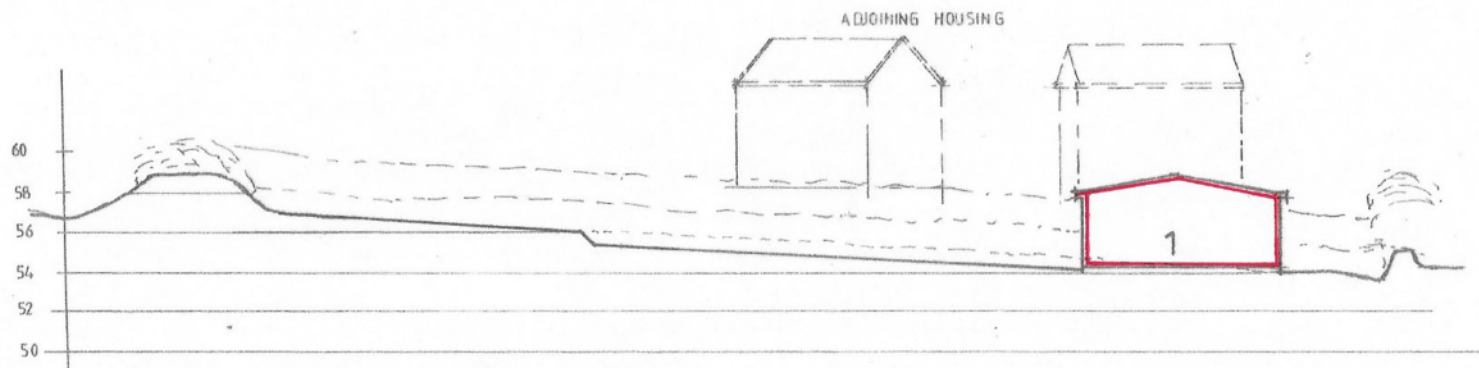
Proposing 4 small units (10m x 10m) with roller doors, power, light, water & communal toilets next to Roseland Motors. See drawings below.



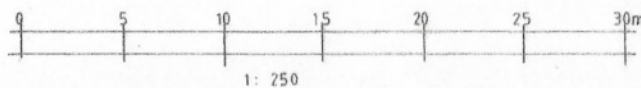




section east-west 1:250



section north-south 1:250



PRELIMINARY

Proposed Industrial Units,  
1 & 2 Fox Close Barns, St. Just in Roseland, Nr. Truro TR2 5HY

TYPICAL SITE SECTIONS

**Morse's Wood Ltd.,**

Trevannel, St. Mawes, Truro TR2 5AD

DRAWING No:

John C. King, M.C.I.A.T., 63 Bosvean Road, Shortlanesend, TRURO TR4 9DX.

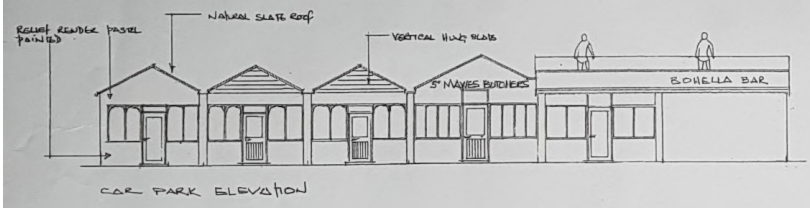
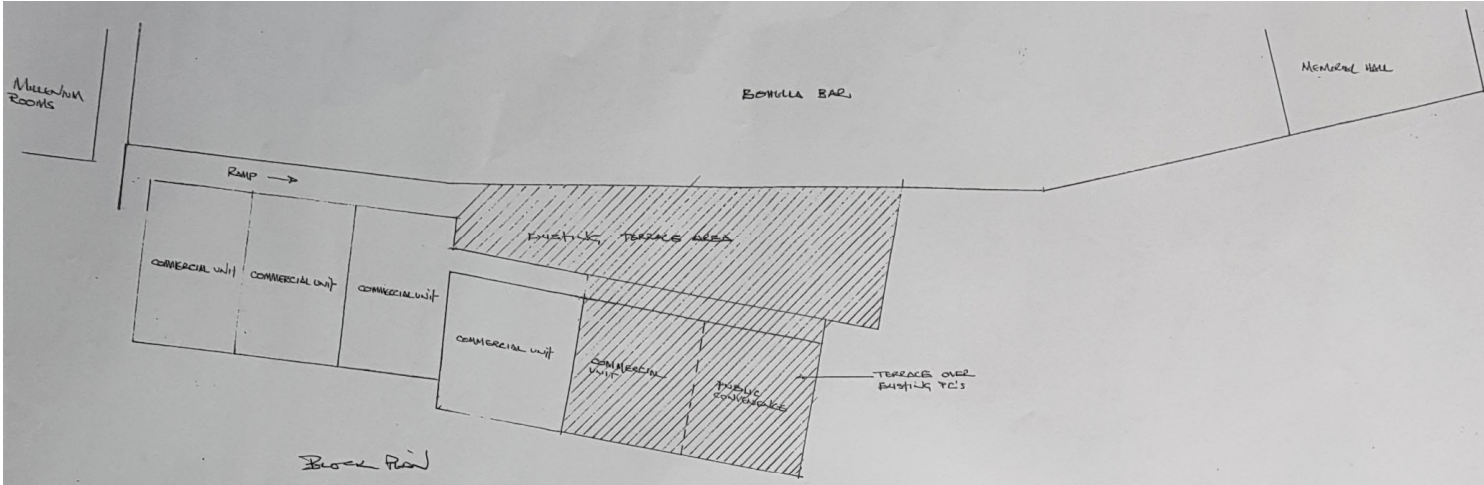
Tel: 01872 260810 - Email: john\_king2@btconnect.com

MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TEC

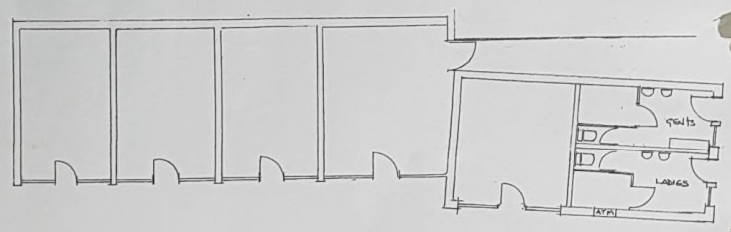
A 12/11/22



Proposal 4 – Investigate Retail Units in St Mawes  
Potential for small Community owned retail units in  
St Mawes Car Park near Social Club. See below.



SCALE 1:100





## Proposal 5 – Create Attractive Start Up Environment

Investigate how to create and promote a more helpful environment in which to create new business start-ups drawing on University knowledge from Falmouth, Plymouth & Exeter. Do you support this idea? How much demand would there be?