Miller Commercial

Chartered Surveyors and Business Property Specialists





THE GATE HOUSE, PERRAN FOUNDRY, PERRANARWORTHAL, FALMOUTH, TR3 7NX

BEST BIDS REQUESTED - 5PM WEDNESDAY 19TH APRIL 2023.

An extremely rare opportunity to buy the freehold of a versatile commercial property. With ROAD FRONTAGE TO THE A39 the property boasts an EXTREMELY PROMINENT POSITION to the front of Perran Foundry on the main Falmouth to Truro road. Initially developed as the sales and marketing suite for the residential development at Perran Foundry, the office element of the property was FITTED OUT TO A VERY HIGH SPECIFICATION to include a brand new kitchen, a board room area, open plan offices as well as further office and meeting rooms. The remainder of the ground floor has been kept as a workshop store area and could be converted into office or retail accommodation or retained as warehouse storage. Car parking is included. The owners would consider selling the property at letting it to the right business.

ASKING PRICE £499,950

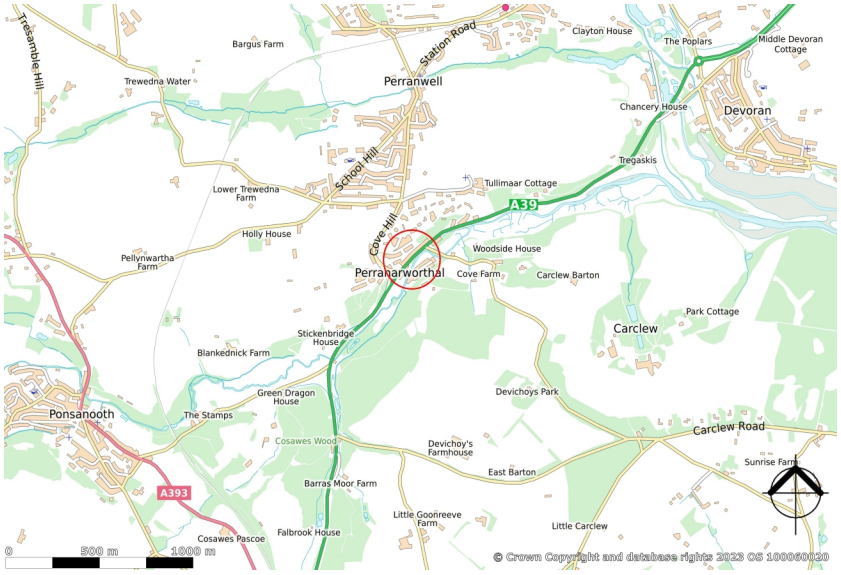
- **FOR SALE / TO LET**
- **CHARACTER PROPERTY IN VERY PROMINENT ROAD FRONTING LOCATION**
- **MODERN OFFICES WITH ROOM FOR EXPANSION / ADDITIONAL WAREHOUSE SPACE**
- **SUITABLE FOR OTHER USES INCLUDING RETAIL OR HOSPITALITY**
- **TO BE SOLD WITH VACANT POSSESSION**
- **PART FITTED OUT TO A VERY HIGH STANDARD**















AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:
The property is located in an extremely priominent location, fronting the A39, the main Truro to Falmouth road at the entrance to the very well known Perran Foundry residential development. The property is positioned approximately halfway between Truro and Falmouth in an area under supplied by both offices, storage facilities but also coffee shops and would suit a variety of uses.

PREMISES:
High quality offices with some superficial and decorative works required as well as warehouse space / additional office accommodation. The property could also be used for retail or hospitality purposes.

USE:
The property has planning consent to trade as a coffee shop but also as offices or warehouse storage.

SCHEDULE OF ACCOMMODATION:
The property measures approximately 2,860 sq ft, split over ground and first floors. there are seperate entrances to the offices, on the left and the warehouse on the right.

SALE / LEASE TERMS:
The premises are available either for sale by private treaty or to let on a new full repairing and insuring lease.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £13,500





ENERGY PERFORMANCE CERTIFICATE:
An Energy Performance certificate for this property has been ordered and is due by 1st March 2023

CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

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