

DEVELOPMENT OPPORTUNITY, BAMBER COMPLEX, VICTORIA, ROCHE, PL26 8LX

TO BE SOLD AT AUCTION ON 24 JULY 2025

GUIDE PRICE £300,000 - £325,000 +FEES

Miller Commercial

Chartered Surveyors and Business Property Specialists

AUCTION:
The property/site is to be sold at auction on 24 July 2025. Please follow the link for details:
LOT - 58 AUCTION - 259 - TRADING ESTATE WITH POTENTIAL

SUMMARY:
- Development Opportunity
- 1.304 Acres (0.528 Hectare)
- Located adjacent to the A30
- Close to the A30 Services, Victoria
- Established Trading Location
- EPCs within Bands C-E

LOCATION:
Located centrally within Cornwall just off the strategic Victoria interchange.

Cornwall Services are located nearby and provide a wide range of services including McDonalds, Greggs, Rowes Bakery, Holiday Inn etc. Victoria, Roche is an established industrial location and includes the following occupiers: DPD, Ocean Fish, Auto Windscreens, Biffa Waste Management, City West Commercials etc.

DESCRIPTION:
A well located estate measuring 1.304 Acres (0.528 Hectare) considered well suited for redevelopment (subject to the necessary consents).

The plot is generally level and provides several 'end of life' buildings/units which have historically been used for a range of purposes including, industrial, retail and as a cafe.

DEVELOPMENT POTENTIAL:
The property is considered well suited for redevelopment (subject to the necessary consents).

TENURE:
Freehold.

SCHEDULE OF ACCOMMODATION:
The total site extent measures approximately 1.304 ACRES (0.528 HECTARE)

According to the Valuation Office Agency, the properties provide the following approximate areas:

- Unit 1, 2,657.4 sq ft (246.88 sq m)
- Unit 2, 2,968.4 sq ft (275.77 sq m)
- Unit 3, 4,315.3 sq ft (400.9 sq m)
- Unit 4, 5,189.3 sq ft (482.1 x sq m)*
- *Please note the listing for Unit 4 comprises the main building at 4,108 sq ft (381.7 sq m) and a more temporary detached uninsulated steel building of 1,080 sq ft (100.4 sq m).

PURCHASERS PACK:
The following information is available via request:
- Aerial photographs
- Asbestos survey
- Business rates
- Energy performance certificates
- Title plans, register and relevant deeds
- Location plans

VAT:
We have been advised this property has not been elected for VAT.

LEGAL COSTS:
On the basis of an unconditional sale, each party to bear their own costs.

On the basis of a conditional sale, the purchaser to either pay or contribute towards the vendors reasonable legal costs (subject to negotiation).

BUSINESS RATES:
The properties have the following rateable values as per the 2023 assessment:
- Unit 1 - £14,000
- Unit 2 - £13,750
- Unit 3 - £17,750
- Unit 4 - £29,000

ENERGY PERFORMANCE CERTIFICATE:
- Unit 1 - E107 expires 11.08.28
- Unit 2 - Low energy building no EPC required
- Unit 3 - Low energy building no EPC required
- Unit 4 - Low energy building no EPC required
- Unit 5 - (incorrectly marked as Unit 4 on EPC) – C66 expires on 10.02.29

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

VIEWING AND CONTACT INFORMATION:
Clive Emson Land and Property Auctioneers.

Please contact either:-

James Lofthouse or Steve Appleby on 01392 366555

Email: auctions@cliveemson.co.uk

Clive Emson
LAND AND PROPERTY AUCTIONEERS



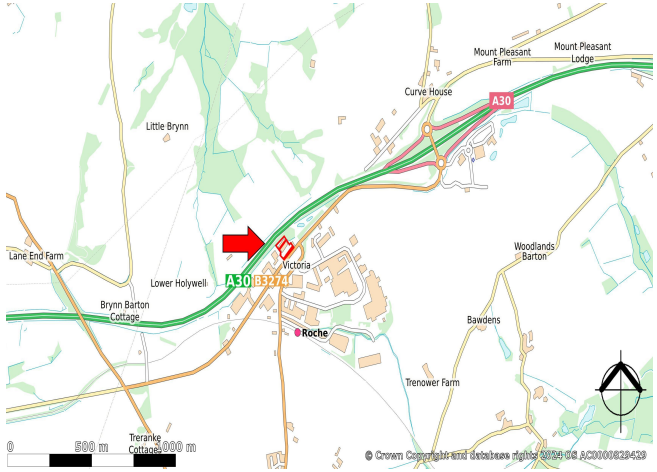





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25 m
50 m
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although 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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