



To Let

Glen View, St Erme, Trispen, Truro, TR4 9AU

Summary

- 4-bedroom house
- Range of commercial buildings - over 500 sq m (5,400 sq ft) of accommodation
- 0.27 hectare (0.66 acre) site
- Prominent roadside location
- Main A39 route links Truro to A30
- Planning permission for commercial development

£595,000 or near offer

CONTACT THE AGENT

Morwenna Pound

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Truro Office

Walsingham House, Newham Road, Truro, Cornwall,

Location:

These premises are approximately 3 miles north of Truro alongside the main A39. This main road links the northern side of Truro to the A30 junction at Carland Cross.

As well as being easily accessible alongside an important road within easy reach of Truro, Cornwall's capital, the property also enjoys views across farmland to the rear.

Description:

Formerly the location of a busy and respected construction firm the property comprises a 4-bedroom family house (Glen View) plus a range of commercial buildings including offices, workshops stores and ancillary buildings.

Accommodation:

The residential property has ground floor accommodation including front porch and entrance hallway with wc, shower and utility area off, kitchen (3.75m x 2.58m), dining room (2.57m x 4.96m), living room (4.81m x 3.08 m) and lounge (5.21m x 5.56m) and on the first floor a total of 4 bedrooms and bathroom.

Domestic double garage off the main parking area(5.35 m x 4.65 m) and further outbuilding to the side/ rear of the house along with an enclosed lawn.

Commercial accommodation	sq m	sq ft
Offices	27.43	296
Main workshop/office/stores	233.48	2,513
Mezzanine stores	85.30	918
Workshop	175.18	809
Workshop	258.95	635
Former chapel of rest	22.79	245

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Offices and workshops - E (112)

Planning:

Planning permission has been granted for a redevelopment of the commercial parts to provide a new 2 storey office building reference PA30/0764/06/B which we understand has been made extant by way of a

material start being made. Interested parties should satisfy themselves on this and any other planning aspects that they may rely upon.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,500 effective from the 1st April 2017 reference 22306913004300. This figure will require reassessment on a sale of the property as it currently included other buildings on nearby land which are not included.

Glen View has a Council Tax assessment of Band D.

Terms:

The premises are available freehold.

Legal fees:

Each party to pay their own legal fees incurred.

Money laundering:

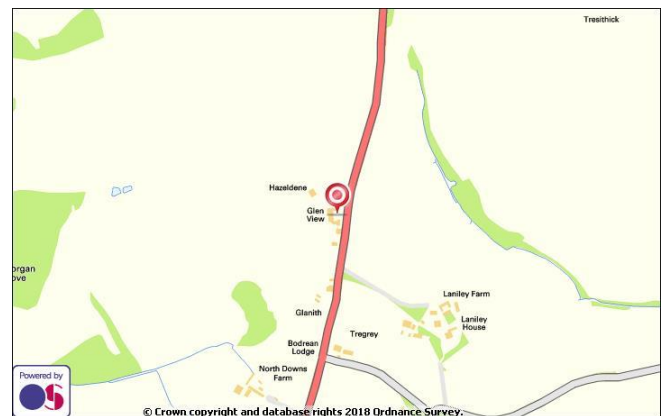
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.



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