



COMMERCIAL RESIDENTIAL DEVELOPMENT SITE FOR SALE

PRICE £750,000

TOWER GARAGE
TOWER ROAD
NEWQUAY
CORNWALL TR7 1LY

COMMERCIAL/RESIDENTIAL DEVELOPMENT SITE FOR SALE

PRE-APPLICATION SUBMITTED FOR EIGHT 2-BEDROOM APARTMENTS, CAR PARKING AND
GROUND FLOOR RETAIL SPACE

HIGHLY PROMINENT CORNER LOCATION ON A ONE-WAY VEHICLE SYSTEM INTO NEWQUAY
TOWN CENTRE


CLOSE TO FISTRAL BEACH, NEWQUAY GOLF CLUB AND THE HARBOUR


EXISTING CAR SERVICING, REPAIR AND MOT GARAGE WITH FORECOURT SALES

DUAL ACCESS INTO SITE

POTENTIAL COMMERCIAL/RESIDENTIAL DEVELOPMENT, SUBJECT TO PLANNING CONSENTS

ENQUIRE NOW

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LOCATION

The property is located in the bustling coastal town of Newquay, on the north Cornish coast, famed around its dramatic coastline, some of Europe's top beaches and the world-renowned Fistral Beach. The town has a resident, and growing, population in excess of 20,000 persons, which is substantially increased throughout the year due to the significant increase in tourists to Newquay and the surrounding areas.

The town has excellent communication links to the A30 (approximately 6 miles), together with Cornwall Airport Newquay located on the eastern fringes of the town, servicing numerous UK and international destinations, bringing European visitors to the immediate area.

The property is situated within the heart of the town centre in a prominent corner location close to Fistral Beach, Newquay Golf Club and the harbour. The site is located on the town's one-way vehicle route linking to the in-town Sainsbury's and core retailing areas of Bank Street and Fore Street.

ACCOMODATION

(All dimensions are approximate taken from the VOA portal)

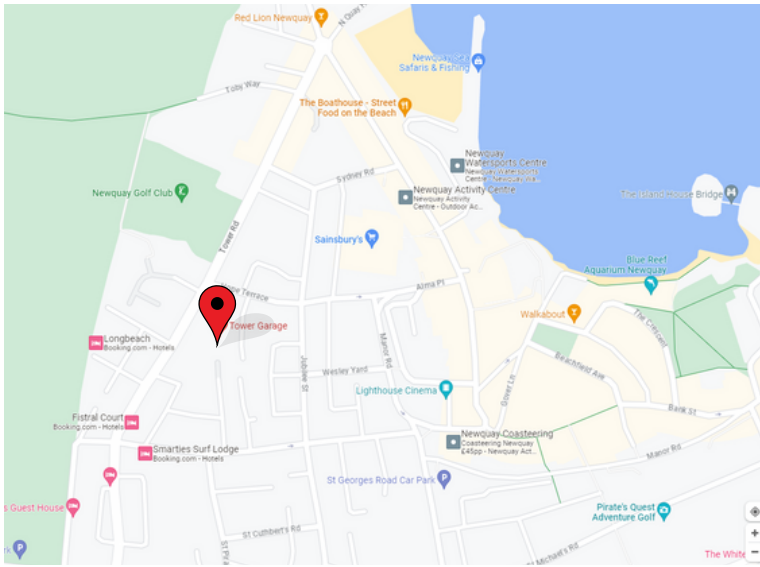
Ground Floor Workshop	-	105.8 sq m
Ground Floor Office	-	57.2 sq m
Ground Floor Staff	-	3.7 sq m
Ground Floor Workshop (2)	-	101.7 sq m
Total	-	268.4 sq m (2,889 sq ft)
Site Area	-	838 sq m (0.084 hectares)

DESCRIPTION

The site totals approximately 0.084 hectares and comprises a car vehicle repair service and MOT Centre, set in two distinct buildings with ample on-site forecourt display sales/customer car parking. The site is accessed principally off Hope Terrace with secondary access from Tower Road into a central forecourt vehicle display area which can accommodate approximately 20 vehicles.

Pre-application has been sought from Cornwall Council (Pre-app PA23/00146/pre-app) dated 16th February 2023. Proposals for a pre-application advice for the demolition of the existing garage, vehicle repair workshops and new mixed use development with retail at ground floor with a self-contained apartments over. We would recommend that all interested parties make their own enquiries with Cornwall Planning with regards to existing and future planning consents for the property.

The initial proposal is for ground floor retail of approximately 245 sq m with eight 2-bedroom self-contained apartments set on first and second floor levels, with allocated parking spaces for residential units.



SERVICES

Services connected to the premises include mains water, drainage and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

PRICE

£750,000 for the freehold interest with vacant possession. Conditional/unconditional transactions will be considered.

BUSINESS RATES

The property has a Rateable Value of £16,250 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

Not applicable given proposed redevelopment of the site.



VIEWINGS

Strictly by appointment with Carl Jenkin.

VAT

To be confirmed.



Carl Jenkin

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