



LAYS AUCTION ROOM, LANNER

LAYS AUCTION ROOM CHURCH ROW LANNER CORNWALL TR16 6ET

- **Converted former Methodist Chapel, prominent central village location between Redruth and Falmouth**
- **Offers refurbished trading areas on ground and first floor levels**
- **Rear office/kitchen area and ancillary storage**
- **Car parking for circa six cars**



OIRO £395,000 FREEHOLD



LOCATION

Lays Auction Sale Room is located in the centre of the village of Lanner, which is a large village of 2,500 persons and lies on the A393, approximately two miles south-east of Redruth and circa 10 miles from Falmouth.

The name “Lanner” comes from the Cornish “Lannergh”, which means “a clearing”. The village is a former tin and copper mining parish which grew rapidly in the 19th century, but has been recorded as far back as 1542, and with settlement traces back to the Bronze Age.

DESCRIPTION

The auction sale room comprises a detached, early 20th Century, two-storey granite and stone construction under a pitched slate roof with many decorative features and adjacent car parking. The ground floor comprises an open trading area currently used as an auction room with storage at first floor level, and a ground floor rear kitchen, unisex wc and office facilities. The site has been installed with solar panels and two EV charging points.

As stated, the sale room was originally a Methodist Chapel and totally refurbished, rewired and replumbed throughout to be used as an auction sale room with ancillary offices. We believe the site could be of interest to residential developers, office use or any other commercial usage.

NOTE: Due to increased business from the Penzance sale room, the site is surplus to requirements. Any successful purchaser cannot use the David Lay/Lay Auctioneers Trade Name/Logo.

ACCOMMODATION

(All areas and measurements are approximate)

MAIN FRONT ENTRANCE (2.65 X 2.1m)

Sliding doors and passageway leading to

MAIN OPEN SALES ROOM (16 x 12.75m)

Totally refurbished and stylish open-plan trading area retaining many original features with wood floor and pulpit.

OFFICE (4.75 x 2m)

KITCHEN/OFFICE (7 x 4.7m)

Kitchen area with wood floor.

STAIRWAY TO FIRST FLOOR

REAR PASSAGEWAY

GENTS WC

Two urinals, wc and wash hand basin.

STRONG ROOM

STAIRWAY TO FIRST FLOOR WITH DUAL STAIRWAY TO THE UPPER GALLERY AREA

OPEN GALLERY AREA

Recently refitted with balustrading and wood flooring but retaining many natural features, currently used for storage.

REAR STORE AREA (4.8 x 3.4m)

REAR OFFICE/STORE (5.35 x 4.65m)

OUTSIDE

To the front of the property lies the main thoroughfare through the village of Lanner with some car parking to the front and side of the property.

SERVICES

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

BUSINESS RATES

The property has a Rateable Value of £17,000 (VOA website 2023 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating : **E**

Certificate Number : **6669-1277-9524-3504-3480**

Valid Until : **6 April 2035**

PRICE

Offers invited in the region of £395,000 for the freehold interest.

VIEWING/FURTHER INFORMATION

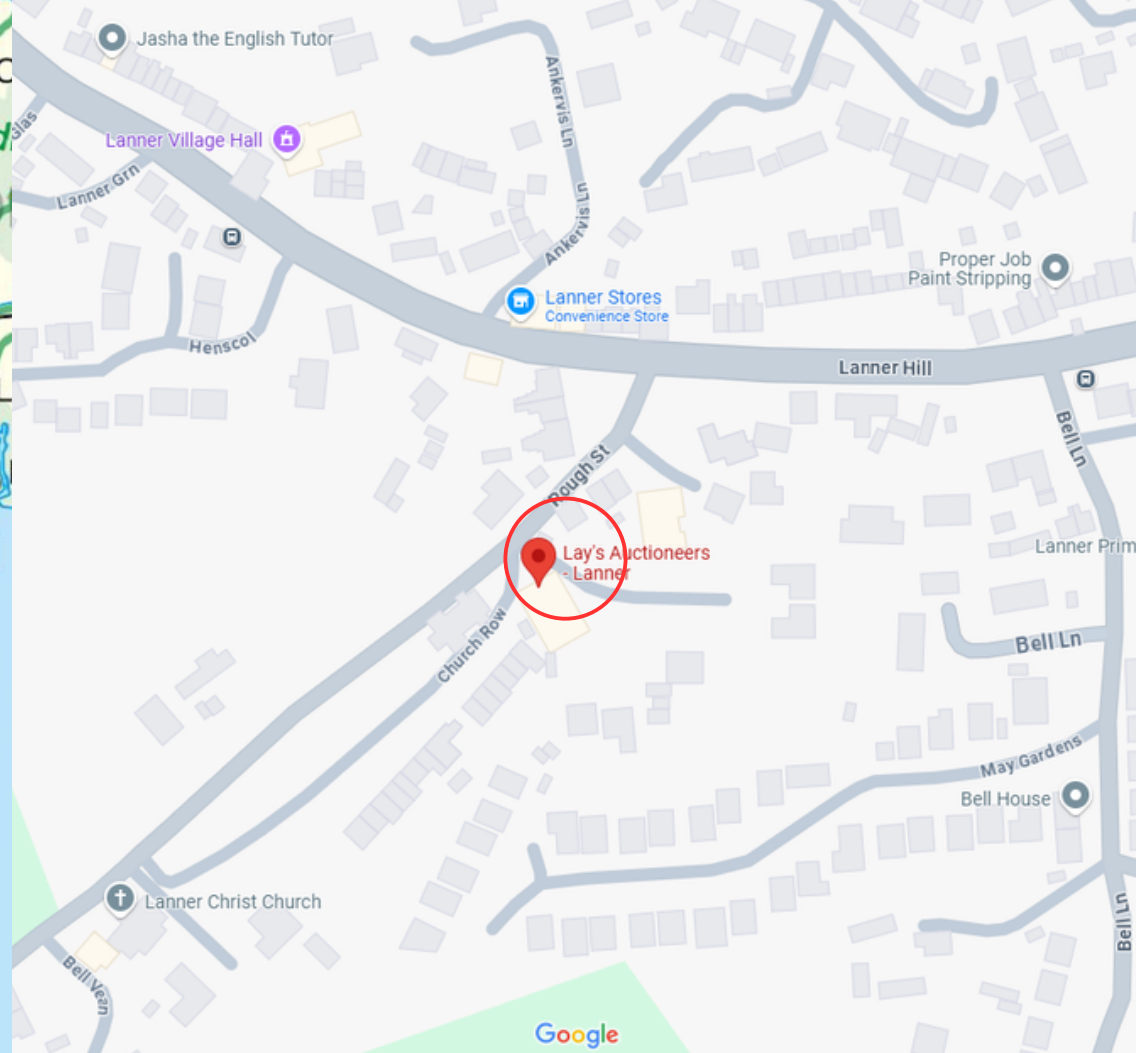
Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : **Jeremy Beeching**
TEL : **01872 277397**
EMAIL : **Jeremy@sbcproperty.com**







CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397

E: Jeremy@sbcproperty.com

E: enq@sbcproperty.com

SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.

