



68 Trevithick Crescent, Hayle,
Cornwall, TR27 4AZ



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STARTING BID £42,000 LEASEHOLD

Offered for sale via online auction through Clive Emson is this opportunity to purchase a former shop, storage and outside space.

*** FORMER SHOP AND OUTDOOR SPACE * LOCATED ON THE EDGE OF THE TOWN ***

*** VIEWING ESSENTIAL * COUNCIL TAX = RATED FOR BUSINESS USE ***

*** CEPC = TO BE ARRANGED * AUCTION END DATE 12TH JUNE 2024 ***

For sale via auction through Clive Emson is this former convenience store on the edge of the estate, this large commercial space offers an opportunity to develop or repurpose subject to any necessary planning consents. The auction ends on 12th June 2024 and viewing is highly recommended.

DOOR AND SHUTTERS INTO:

ENTRANCE LOBBY: 7' 1" x 6' 2" (2.16m x 1.88m) Tiled floor, circular window to the front.

MAIN ROOM: 16' 4" x 11' 9" (4.98m x 3.58m) Two windows to the front with shutters, deep sill. This room opens to:

FURTHER ROOM: 16' 4" x 9' 8" (4.98m x 2.95m) Vanity sink, stainless steel sink with wall mounted hot water heater, useful storage, door and window to the rear.

OUTSIDE: To the front of the property, there is a garden laid to lawn. Access driveway to the side of the property around to the rear with parking for two cars, outside w.c. and storage shed.

LEASE: 125 year lease to be set up on completion.

COSTS: Service charge, maintenance fee etc to be agreed upon completion.

SERVICES: Mains water, electricity and drainage.

RIGHT OF WAY: There are several rights of way over the land.

AUCTIONEERS COMMENT: Upon a bid being accepted the purchaser will need to pay a £5,000 holding deposit which will come out of the purchase price. There is also an administrative fee to pay. This is tiered dependant on the sale price and is as follows; if the sale price is up to £19,999 the administration fee is £400, if the sale price is between £20,000 to £49,999 then the administration fee is £600, if the sale price is between £50,000 to £99,999 then the administration fee is £900, if the sale price is £100,000 to £299,999 then the administration fee is £1,200 and if the sale price is £300,000 or above then the administration fee is £1,500. For info the administration fee is inclusive of Vat. There may be additional costs levied on the buyer by the seller and these will be disclosed in the Special Conditions of Sale. We haven't received these from the solicitor yet so cannot be any more specific at this stage, any enquiries regarding the fees should be directed to the auctioneers, Clive Emson on 01392 366555

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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