



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

22 Lock-Up Garages, Bolitho Road, Heamoor,  
Penzance, TR18 3EH

**For sale— offers invited over £250,000**

- Privately let producing an income of circa £16,000 per annum
- 0.2 acre land—potential for development subject to planning
- Located in established residential area
- 1.6 miles from Penzance, 0.8 miles from the A30, 2.6 miles from Penzance Railway Station, 28 miles from Truro, 42.6 miles from Newquay Airport, 111 miles from Exeter

Viewing by prior appointment with:

**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

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[scp.uk.com](http://scp.uk.com)



## Location

Heamoor is a suburb of Penzance located in West Cornwall, situated approximately 1 mile to the northwest. Heamoor lies along the B3312 road which connects it to the A30 under a mile away. 1.6 miles from Penzance, 0.8 miles from the A30, 2.6 miles from Penzance Railway Station, 42.6 miles from Newquay Airport

## Description

Three terraces of garages in an established residential area comprising 22 units in total with forecourt and inner yard space. 21 of the garages are currently rented out producing we believe an income of circa £16,000 per annum, with one garage currently unusable. The site is approx. 0.2 acres with potential for residential development subject to planning.

## Tenure

Freehold - offers over £250,000

21 of the 22 garages are currently leased to individuals. Copies of some of the leases can be supplied upon request.

## Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which may benefit particular purchasers.

Prospective purchasers are advised to contact Cornwall Council

(0300 1234 151; [www.cornwall.gov.uk](http://www.cornwall.gov.uk); [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)) in respect of any specific planning enquires. Planning information can be sent by email only.

## VAT

We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the prospective purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.



### Cornwall Office:

Trenoweth, Troubridge Road,  
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

## Photos



Site from front



Terrace on Poltair Close from entrance



Terrace on Poltair Close



Site from front



Site from front



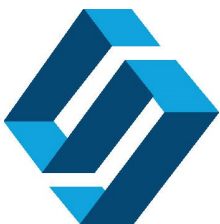
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## Approximate Site Plan



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