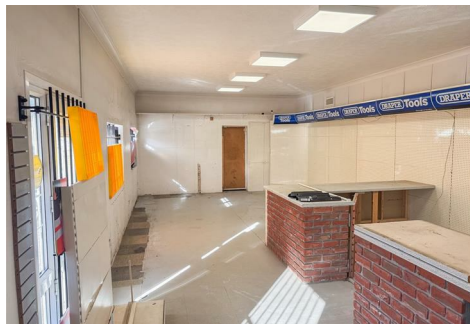




Units 3-4 Station Road, Perranporth, TR6 0LH

Guide Price £280,000

A rare freehold trade counter opportunity (which could easily be converted to offices or further warehousing) within Perranporth. The property comprises a large semi-detached building with on site car parking. The property is arranged internally to provide entrance trade counter leading to the main open plan warehouse. To the rear is a toilet area and a door at the rear provides access to an additional store.

Located adjacent with an internal door is a covered area which has the potential to be fully enclosed or used for additional storage facilities.

LOCATION

The unit is situated in Perranporth, offering access to local amenities and the picturesque beach. The town boasts a popular beach and The Watering Hole, a beachfront venue that hosts various events, including Tunes in The Dunes festival. Perranporth's location provided easy access to the A30 and is approximately six miles from Truro, the capital of Cornwall.

The unit is situated on Station Road Industrial Estate a popular trading estate within easy walking distance to the popular coastal resort of Perranporth.

DESCRIPTION

A rare freehold trade counter opportunity (which could easily be converted to offices or further warehousing) within Perranporth. The property comprises a large semi-detached building with on site car parking. The property is arranged internally to provide entrance trade counter leading to the main open plan warehouse. To the rear is a toilet area and a door at the rear provides access to an additional store.

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ACCOMMODATION

Main warehouse inc trade counter - 168.67 sq m (1,816 sq ft)

Rear Store - 34.94 sq m (376 sq ft)

Side covered store - 58.66 sq m (631 sq ft)

Total area - 262.27 sq m (2,823 sq ft)

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

SERVICES

Services connected to the premises include mains water, drainage and electricity including three phase. We would point out that no part of the services has been carried out by the agent.

BUSINESS RATES

Cornwall Council are in the process of having the business rates re-assessed with the VOA.

VAT

We are advised the property is not currently elected for VAT.

EPC

EPC rating - E

Certificate number - 7352-4332-2208-3608-6600

Expiry date - 21 April 2033

PRICE

Freehold with vacant possession. £299,000

AGENTS NOTES

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out

in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

[VIEWING /FURTHER INFORMATION](#)

Viewing strictly by appointment:-

SBC Property, Daniell House, Falmouth Road,
Truro TR1 2HX

FAO - Carl Jenkin

Tel - 07738 321 134

Email - carl@sbcproperty.com

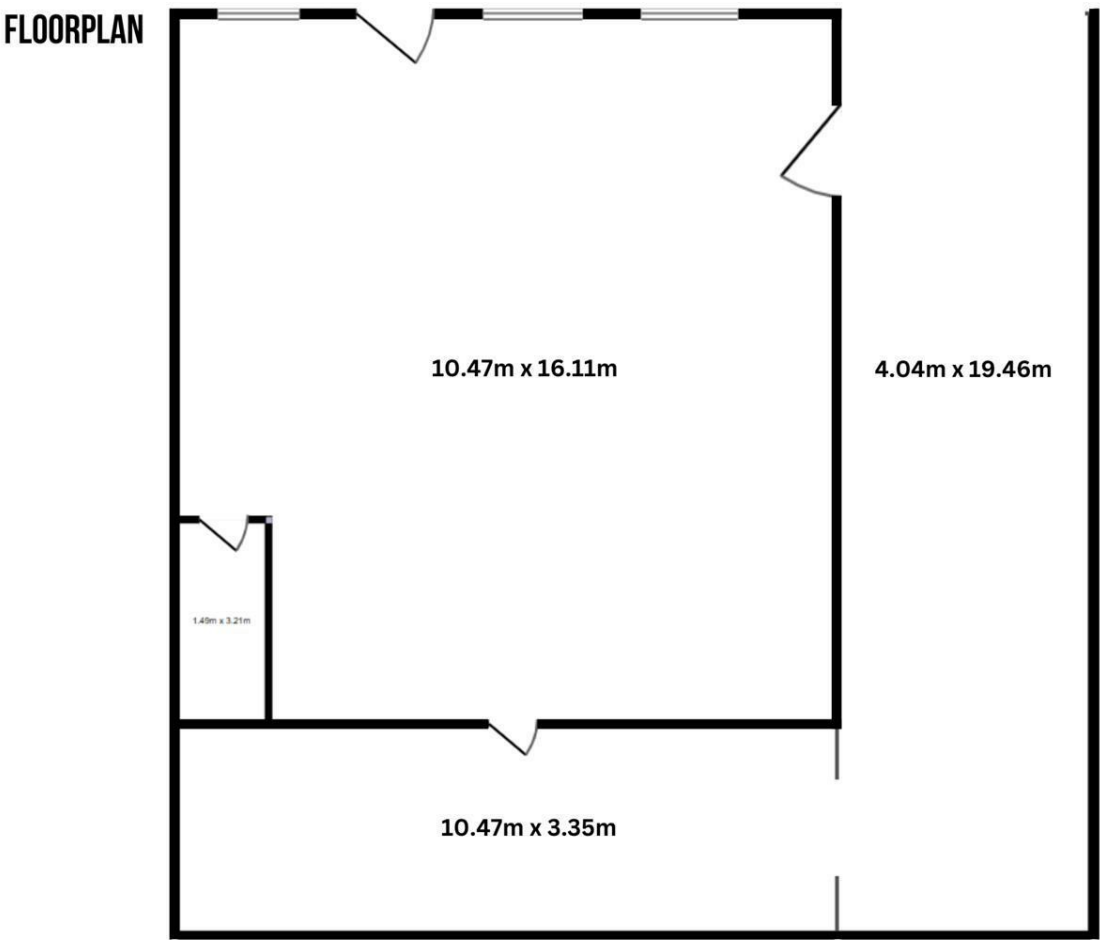
Camel Coastal & Country, 9 St Pirans Road,
Perranporth TR6 0BH

FAO Simon Dowling

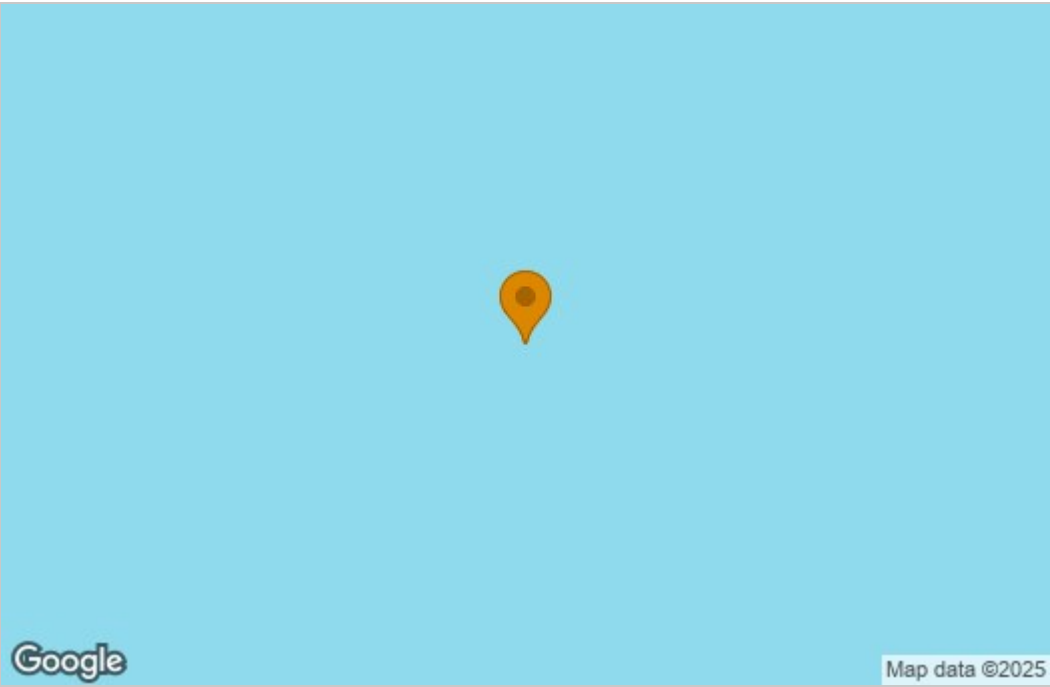
Tel - 01872 571454

Email - sales@camelhomes.co.uk

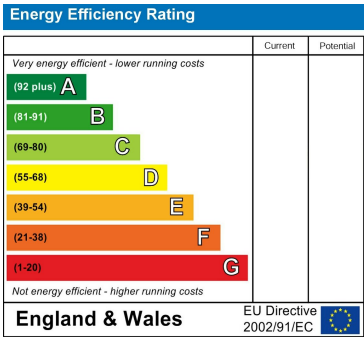
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.