



**POTENTIAL DEVELOPMENT OPPORTUNITY OR COMMERCIAL CAR
SALES AND WORKSHOP PREMISES SITUATED IN THE VILLAGE
CENTRE**

**ROWES GARAGE
DOBWALLS
CORNWALL
PL14 6JA**

Guide £650,000 or Rent £50,000 PA

DESCRIPTION

Rowes garage has been a successfully run car sales/workshop and MOT centre for many years occupying a large roadside plot within the centre of the village.

The property could easily continue with the existing use or has tremendous potential for redevelopment subject to planning.

The site measure approximately 0.75 acres and benefits from surfaced parking and sales forecourt.

There is opportunity to acquire the plant and machinery by separate negotiation.

The property has tremendous scope for the future being located a very short distance from the main A38 roadway.

ACCOMMODATION (APPROXIMATE) GIA

The accommodation briefly comprises:-

Workshop – 30.20m x 13.40m – electric roller shutter door measuring 3.58m wide and 3.6m high. MOT bay, Dalby spray booth and various ramps to be potentially included in the sale. There is a gas fired fan heater.

Also within the workshop there is a cloakroom facility.

Car Showroom – 15.89m x 15.15m plus 15.59m x 6.48m to include 3 sales offices and large glazed fronted show room. There is a customer toilet off the show room. In addition, there are two further offices 4.47m x 2.91m & 4.59m x 2.62m.

Ancillary accommodation includes a parts store 6.98m x 4.36m, staff kitchen /welfare room 4.57m x 2.90m (average) and store 5.73m x 4.22m

Above the show room, there are for offices/stores which could potentially be converted into a flat.

Externally there are various surfaced parking areas, 3 electric charging points and a garage 14.55m x 4.88m.

RATES

£43,500 VOA 2023 Listing

SERVICES

Mains electric, three phase, water and drainage is connected to the property.

A mains gas fired boiler heats radiators within the Showroom

Instantaneous water heaters are available over the sinks.

A security alarm system is in place.

The Workshop has a gas fired fan heater,

TERMS OF AVAILABILITY

The property is for sale at a guide price of £650,000, Subject to contract. Plant and equipment is available by separate negotiation.

It is the sellers preference to have a sale without option or conditional contract but those would be considered as part of negotiations.

The property is also available to rent as a whole for £50,000 per annum based on FRI terms. All other terms are subject to negotiation.

EPC RATING – F & B

VAT

All figures are quoted exclusive of VAT.

TENURE

The Freehold of the property is being sold with vacant possession.



For viewing arrangements and further particulars, please contact the Agents –

JEFFERYS - 01579-342400

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

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