



FREEHOLD INDUSTRIAL PREMISES PREVIOUSLY USED AS VEHICLE SERVICE AND MOT WORKSHOP SITUATED WITHIN ST AUSTELL.

**FORMER PARKSIDE GARAGE
BUCKLERS LANE
ST AUSTELL
CORNWALL
PL25 3JN**

Guide Price £400,000

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DESCRIPTION

A successfully run former car service and MOT centre occupying a large premises with good road frontage on the outskirts of the town centre.

The property could easily continue with some form of service/MOT trade or potential to be used for other purposes subject to planning.

The site measure approximately 0.31 acres.

The property offers tremendous scope for potential light industrial/retail/motor trade business.

ACCOMMODATION

(APPROXIMATE) GIA 5,174FT²

The accommodation briefly comprises:-

Office/Reception – 4.31m x 2.86m (minimum) plus 4.25m x 1.57m

Stores – 5.24m x 3.29m

Side Hall

Office – 3.41m x 3.10m

Stores – 4.3m x 1.95m

Workshop – 13.28m x 9.64m – two roller shutter doors measuring 4 metres wide x 3.75 high.

Mezzanine Store – 13.28m x 2.17m (minimum)

Workshop – 13.25m x 9.7m – two roller shutter doors measuring 4 metres wide x 3.44 high.

Workshop – 6.17m x 4.25m plus 3.73m x 2.21m – roller shutter door measuring 3 metres wide x 2.8 high.

Workshop – 8.64m x 6.71m – roller shutter door measuring 5 metres wide x 3.66 high.

Detached Canteen/Welfare/Kitchen – gross area of 3.93m x 8.49m with Kitchen and Toilet facilities.

Externally there is a tarmac forecourt to the front with parking together with gravelled and surfaced areas to the side and rear.

RATES

£21,250 (VOA 2023 Listing)

SERVICES

Mains electricity, water and drainage is connected to the property.

There is no heating. There is one electric panel heater within the Kitchen.

TERMS OF AVAILABILITY

The property is for sale at a Guide Price of £400,000, subject to contract.

EPC RATING – G

TENURE

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



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

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