



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR74185375

Offers over £75,000

Garage Block to the rear of 14 Falmouth Road,
Truro, Cornwall, TR1 2GB

FREEHOLD



An exceptionally rare opportunity to purchase the freehold of a detached garage block accessed from School Lane, situated to the rear of the buildings fronting Falmouth Road, likely to be of interest to anyone wishing to store cars, motorbikes, boats or other items in a secure lockup close to the centre of Truro



SUMMARY OF LAYOUT

First garage area – 22'2" wide x 16' deep with two up and over doors fronting School Lane. To the side of this is a **further garage 16'2" x 7'9"** with twin wooden doors fronting School Lane.

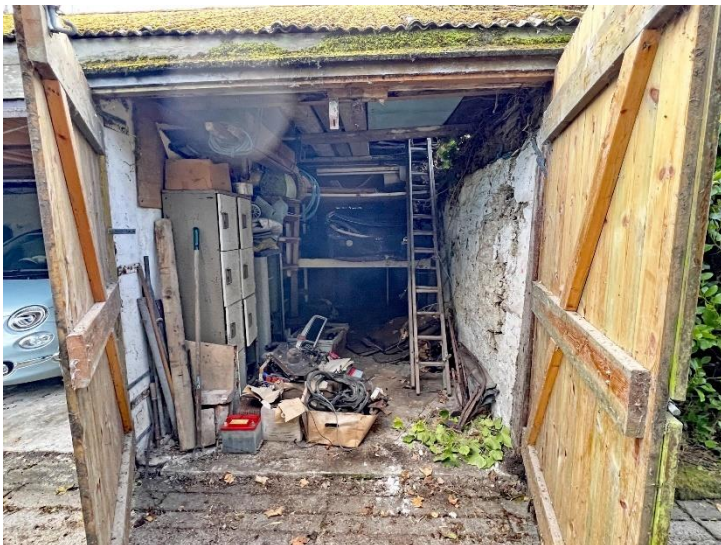
DESCRIPTION

A detached garage building built of stone with corrugated roofing, accessed at the end of School Lane and lying directly behind 14 Falmouth Road in Truro. The property comprises a large open-plan garage area comprising two singles with a further separate single on one end. The garage enjoys access from School Lane and has a pedestrian door at one end. There is an electric pole adjacent to the left hand gable end wall from which it may be possible to gain an electrical supply.

This is a rare commodity for a central Truro location and is likely to be of appeal to anyone requiring general storage or garaging for cars, motorbikes etc. the location is tucked away and secure being off a no-through road and under the watchful eye of surrounding properties.

LOCATION

The garage block is approached from School Lane which runs parallel to and behind Falmouth Road, just a short walk down the hill into the city centre. The availability of these garages is likely to be of appeal to anybody who has a storage requirement within easy striking distance of Truro city centre or for any residents around the southern side of the city centre where these garages can be easily accessed.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.



POST CODE TR1 2GB.

SERVICES Potential electricity supply from a telegraph pole adjacent to the left hand gable end of the building.

COUNCIL TAX BAND N/A (see www.mycounciltax.org.uk).

DIRECTIONS From the city centre proceed up Falmouth Road passing Nalders offices on the right hand side near the top. Soon after this turn right into School Lane, proceed along to and around a 90° right hand bend then follow it down to the end of the lane where the garages will be found on the right hand side just before the entrance into Nalders car park.

ASBESTOS CEMENT ROOFING PANELS Please note that we understand the roof may comprise asbestos cement roofing panels which, if they remain undamaged there is no requirement to remove however, we would like to point out that if works are to be undertaken to the building, then it is recommended that the removal of any asbestos materials is undertaken by a licenced asbestos contractor. We have obtained a quote for the removal of the panels on this building which amounts to £2,050.00 plus VAT. Any purchasers requiring sight of this quote should contact Lillicrap Chilcott.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

