

LODGE & THOMAS

ESTABLISHED 1892

Former Garage Premises, Carluddon, St Austell, Cornwall PL26 8TX



Former garage premises and yard located in the heart of the West Carclaze Garden Village currently used as a reclamation, but suitable for alternative uses, subject to planning.

Guide Price: £300,000 Freehold

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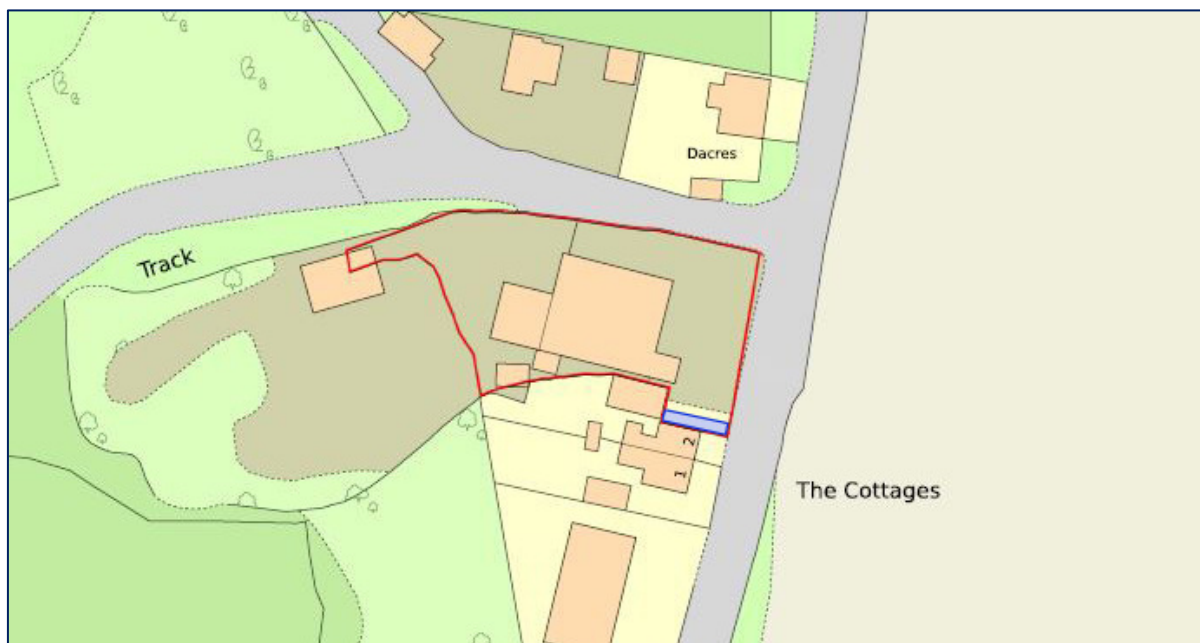
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Carluddon is a small hamlet in the heart of the West Carclaze Garden Village development which is a 21st Century lakeside community, currently under construction on the first phase of 155 homes, set within 500 acres of countryside with lakes, trails and walks. Carluddon lies within easy reach of St Austell which boasts an extensive range of retail and professional services along with educational and leisure facilities. Carluddon is easily accessible off the A391 road linking St Austell with the A30 via the new link road to Roche.

The Property

The former garage premises to include showroom, offices and workshop with a temporary store building to the rear extending in all to approximately 378sqm (4000 sqft). To the front is a forecourt, and a yard area to the rear. The whole sites extends to approximately 0.38 acres. The site is currently used as a reclamation yard and antique shop, but it is felt that the site could be suitable for alternative commercial uses, or a residential development scheme, subject to planning.



Planning: It is assumed that planning consent is in place for the current use. Interested parties are advised to make their own enquiries with the Cornwall Planning department.

Ratable Value: £12,500. Interested parties are advised to confirm the exact rates payable with the Business Rates department at Cornwall Council. **VAT:** Under the Finance Act 1989 and 1997, VAT may be levied on the purchase price. The Vendor has advised us VAT is not applicable to the sale.

EPC: E-122

Services: Mains water, mains electricity and private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. The neighbour, No 2 The Cottages, has a right of way to his garage over the area shaded blue.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: By appointment only. Tel: 01872 272722 or Email: property@lodgeandthomas.co.uk

what3words:///geese.decimal.shipped