



Red line not to scale – for indicative purposes only

Enterprise Garage,  
Trekenny Road, St Columb

LODGE & THOMAS

ESTABLISHED 1892

## Enterprise Garage, Trekkenning Road, St Columb Major, Newquay TR9 6RR

**Guide Price - £650,000 Freehold**

*Garage premises within an urban environment offering excellent redevelopment potential subject to planning. 1.3 acres site with 6,600 sqft of workshop and office space with excellent road access.*

### The Property

Enterprise Garage offers an excellent opportunity for redevelopment, subject to planning, which has operated as a garage on site since the mid 1950's. The property benefits from excellent access off Trekkenning Road, which leads to a relatively level site.

The site borders the town's primary school to the North and residential dwellings to the East, South and West.

The garage premises with inspection pits and associated office and restroom facilities, are primarily block construction under a corrugated roof. Located within the grounds is a former MOT station and former lockups in various states of disrepair.

The site is relatively level and in all extends in all to 1.316 acres or thereabouts and adjoins the St Columb Major conservation area.

The site lies within an easy walk of the town's services and facilities and a third of a mile to the A3059, the main road to Newquay from St Columb Major.



The accommodation comprises: (taken from the VOA website)

Ground Floor Store	21.1 m <sup>2</sup>	227sqft
Ground Floor Office	26.5m <sup>2</sup>	285sqft
Ground Floor Store	32.7m <sup>2</sup>	351sqft
Workshop Space	532.1m <sup>2</sup>	5,727sqft
<b>TOTAL</b>	<b>612.4m<sup>2</sup></b>	<b>6,590sqft</b>

**Ratable Value:** £22,750. as from the 1<sup>st</sup> April 2023. Interested parties are advised to confirm the exact rates payable with the Business Rate Department at Cornwall County Council.

**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.

**VAT:** Under the Finance Act 1989 and 1997, VAT may be levied on the purchase price. Any figures quoted are exclusive of VAT.

**EPC:** D

**Services:** Mains electricity (3 phase), mains water and drainage. Interested parties are advised to make their own enquiries to the relevant service providers.

**Local Authority:** Cornwall County Council, County Hall, Truro. Tel 0300 123 4100

**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. A neighbour has a right of way over the first part of the accessway.



## Location

The old market town of St Columb Major has a rich and fascinating history as can be seen from some of its splendid architecture, some of which is attributed to the famous Cornish architect Silvanus Trevail. Located at the centre of the town is the beautiful old church with its 15th Century tower dedicated to the local Saint Columba. The town is famous for its twice yearly 'Hurling' contest, a medieval game played with a silver ball. Today the town is well placed for travelling, with its central location to the County.

The well-known town of Wadebridge which hosts the annual Royal Cornwall Show is approx. 7 miles to the north along the A39 and to the south-west the holiday and surfing mecca, Newquay, is just 6 miles distant, featuring some of the finest sandy beaches in the country. Furthermore, a short 5 minute drive will take you to the A30, just over 3 miles away at Indian Queens, meaning the major towns of St Austell on the south coast is just 12 miles distant and the County town of Truro is 15 miles distant. Newquay airport with its wide variety of national and international destinations is again less than 10 minutes away.

**Viewing:** Strictly by appointment with the sole selling agent Lodge & Thomas Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions:

From Newquay Road turn onto Trekenning Road and follow this road towards the village centre and the site will be found on the left-hand side before you reach Newquay Road.

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**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
[property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)  
**[lodgeandthomas.co.uk](http://lodgeandthomas.co.uk)**

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