



**To Let**

**£40,000 per annum**

St Blazey Foundry, Station Road, St Blazey,  
Cornwall PL24 2NA

12,272 Sq Ft  
(1,140.1 Sq M)

# Summary

- Available as a whole or in parts subject to requirements
- Large commercial site of approximately 1 acre plus additional land of 1.49 acres which can be incorporated
- Former foundry last used as a builders merchants
- Various possible uses
- Good location close to the A390 providing access to Plymouth and St Austell
- Grade II Listed

## Location:

The property is located on the west side of Station Road close to the junction with the A390 which provides good access to Plymouth and St Austell.

## Description:

The site totals approximately 1 acre and comprises a number of warehouse, store and showroom buildings positioned around a central yard of approx. 0.66 acres. The property was originally a foundry, constructed in 1848 and has various character features, it was most recently used as a builders merchants and could be used for a variety of different uses. The property is Grade II listed.

Also there is a large parcel of undeveloped land to the west of the main site which can be incorporated subject to requirements.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
South East Showroom & Stores	503.3	5,418
Northern Warehouse (Ground Floor)	391.2	4,211
Northern Warehouse (First Floor)	245.6	2,643
<b>Total</b>	<b>1,140.1</b>	<b>12,272</b>

Hardstanding yard - 0.27 Ha (0.66 acres)

Total Foundry Site - 0.4 Ha (1.0 acres)

Further land – 0.60 Ha (1.49 acres)

## Service charge:

It is anticipated that a single occupier of the whole site will pay outgoings directly therefore a service charge will not be applicable.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

An EPC is available for the former showroom and stores building – energy rating C (68).

## Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £21,500. Therefore making the approximate Rates Payable £10,729 per annum for 2022/23. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value increase to £24,750, making the Rates Payable £12,350 per annum for 2023/24. Interested parties are advised to confirm the rating liability with Cornwall Council.

## Terms:

New lease available – rental £40,000 per annum.

Please note that this property is being marketed at significantly below market rent as various repairs and updates are required throughout. The ingoing tenants will be expected to undertake these at their own expense.

## Legal fees:

Each party is responsible for their own legal fees incurred in this transaction unless agreed otherwise.

## VAT:

All figures quoted are exclusive of VAT if applicable.

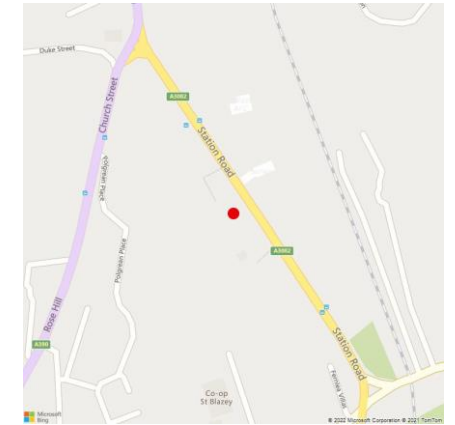
## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and

should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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