

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**For Sale**

Guide price  
£595,000

Wellington Terrace Annexe, Wellington Terrace, Falmouth,  
Cornwall TR11 3BL

7,050 Sq Ft  
(654.9 Sq M)



## Summary

- Attractive period property
- Well located close to the centre of Falmouth
- Previously used for education
- Potential for residential or other conversion, subject to planning
- Site of 0.15 ha (0.36 acres)

### Location:

Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and is an attractive location, favoured by local residents, tourists and students alike.

Famous for its marine history the town has the benefit of branch line railway services and an established road network to Helston, Redruth and Truro.

### Description:

A former primary school, Wellington Terrace is a period building dating from the 1890s. The building is well located in a popular residential area as well as being a short walk from the town centre. Other nearby occupiers include Falmouth Marine School and a range of independent shops on Killigrew Street.

The property is set over two floors with the majority of the space being accessible from ground floor level. Entrance on this level allows access to a range of open plan former classrooms. The lower ground floor provides further facilities and benefits from external access. Additionally, there is a separately accessed outbuilding located adjacent to the car park.

It should be noted that several trees along the frontage to Wellington Terrace are subject to Tree Preservation Orders.

### Accommodation:

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

	sq m	sq ft
<b>Ground Floor</b>	370.23	3,985
<b>Lower Ground Floor</b>	236.5	2,546
<b>Outbuilding</b>	48	519
<b>Total</b>	<b>654.9</b>	<b>7,050</b>

### Services:

We understand that mains electricity, water, gas 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:

D (78)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £24,500, local council reference 22021691050100.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

Offers are invited based on a guide price of £595,000 for the freehold interest. Subject to Contract. Offers which are not subject to any planning change of use will be preferred.

### Legal fees:

Each party to be responsible for their own legal fees incurred in relation to this transaction.

### Money laundering:

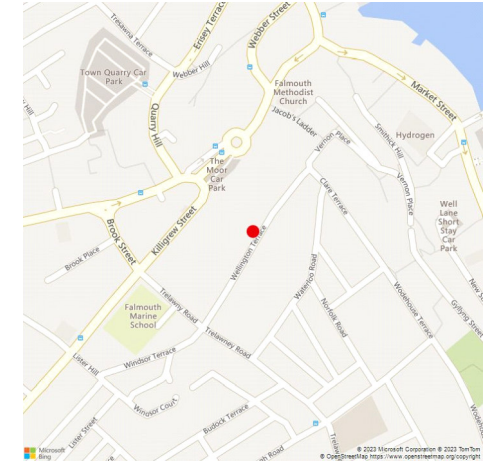
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Further information and viewings:

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



## CONTACT THE AGENT

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