



For Sale

Guide price
£1.65m

Ferris Garage, Feock, Truro, Cornwall TR3 6RE

Approx. 6,650 Sq Ft
(617.80 Sq M)

Summary

- Highly successful garage business
- MOT and general workshops
- Forecourt car sales
- Two residential properties
- Much sought after location close to Truro and the Fal Estuary
- Same family owned since 1954 now for sale due to retirement of the owners
- Exceptional business and lifestyle opportunity

Location:

Ferris Garage is located at the gateway to Feock just 4 miles from Truro, Cornwall's cathedral city. This part of Cornwall is a highly desirable location close to the Fal Estuary, King Harry Ferry link to St Mawes and the Roseland Peninsula.

Falmouth is only 10 miles by road, another highly regarded location with its mix of attractive and vibrant town, marinas, docks and beaches.

Feock is not only an attractive location in which to live, but also the garage is well located to attract business from a wide part of mid and South Cornwall.

Description:

A combined commercial and residential property, developed by the family originally in the early 1950's and comprising a three-bedroom residential property

("Riverview"), a six bay workshop with MOT bay, three bay valeting area, reception and offices, staff room and stores and a further three bedrooms (including master with en-suite) owner's residence known as "Lanfloc".

There is land surrounding the premises that provides customer parking, car sales display as well as attractive private gardens for the residential properties located at the rear. There are very attractive countryside and estuary views.

The scope of the property could enable multi-generational living or other extended family to live together. Also included is additional land outlined in Red on the attached plan.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

Commercial	sq m	sq ft
Including reception area, workshops and stores	364.39	3,922

"Riverview"	sq m	sq ft
GF Porch	-	-
GF Utility	9.51	102
GF Kitchen	16.31	176
GF Lounge	29.34	316
GF Hallway	6.65	72
FF Bed 1	13.68	147
FF Bathroom	11.33	122
FF Bed 2	10.78	116
FF Bed 3	4.87	52

Lanfloc	sq m	sq ft
GF WC	-	-
GF Utility	8.33	90
GF Dining/ Lounge	24.22	261
FF Kitchen	10.26	110
FF Lounge area	24.91	268
FF Bed e/s	29.30	315
FF Bed 2	9.67	104
FF Bed 3	9.48	102
Shower/ wc	-	-

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:

D (80)

The Business:

The business has been successfully run by the family for many years and is now only available due to genuine retirement. Trading information will be made available to interested parties subject to a NDA.

For more general information about the business see the website at <https://www.ferrisgarage.co.uk>

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £19,000 effective from the 1st April 2023. Council Tax Band A for Lanfloc and Band E for Riverview.

Terms:

Guide price £1.65m to include goodwill and trade inventory. Stock at valuation. Sale by way of a transfer of the going concern for which TUPE will apply. The seller will seek to agree an overage provision so a share of any uplift in value is paid in the future if planning consent for redevelopment is obtained by a future owner for a period of years to be agreed.

Legal fees:

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

Further information and viewings:

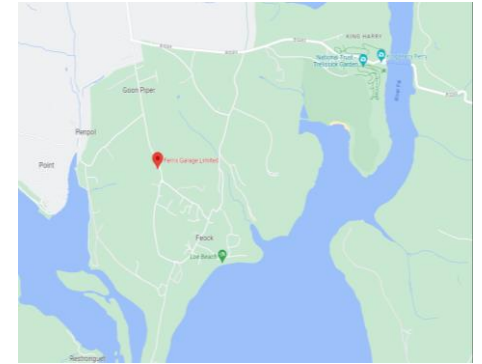
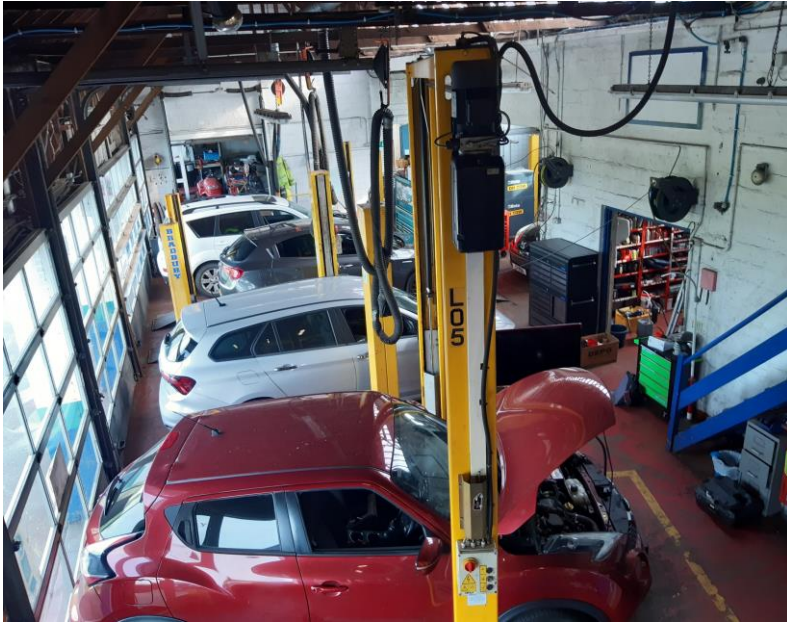
For further information or to arrange a viewing please contact the sole agents. Please do not approach management or staff on site.

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:

The property has not been elected for VAT.



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