

**stratton
creber
commercial**

property consultants



For Sale

on behalf of
Cornwall Council

Viewing by prior appointment with
Adam Beverley-Jones

(01872) 261028

adambeverley-jones@scctruro.co.uk

**Barncoose Centre, Chariot Road,
Illogan, Redruth, TR15 3LG**

Best & Final Bids by 1pm on Friday 29 June 2018

Guide Price £295,000

Former Adult Learning Centre

GIA 6000 sqft (558 sq m) approx

On site car Parking

Accessible position between Redruth and Camborne

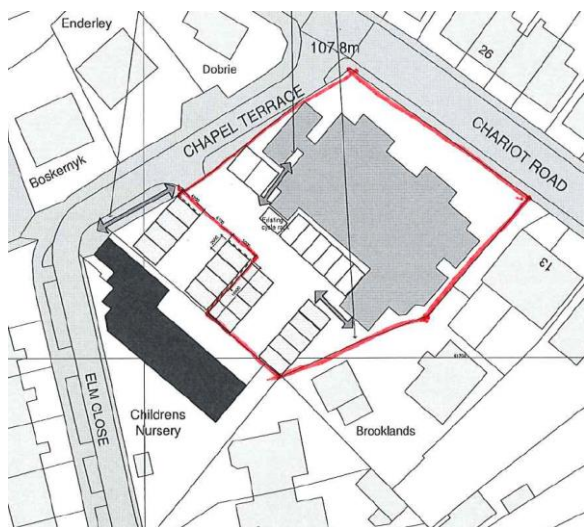
Alternative uses / conversion / redevelopment,
subject to planning

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Location & Description

Illogan is situated on the outskirts of the historic mining town of Redruth. Redruth offers a wide range of facilities and amenities including banks, shops, schools, leisure and entertainment centres and good public transport links. The town has a main line rail connection to London Paddington and is also situated close to the A30 dual carriageway allowing easy access around the county. The major towns of Camborne, Penzance, Falmouth and Truro are all within commuting distance.

In recent years, the town has experienced renewed levels of investment facilitated by the Camborne, Pool and Redruth Regeneration Company allowing the restoration of important buildings and commercial growth.



Site Plan - For Identification Purposes Only

Accommodation

A period building, dating back to 1891, utilized for educational use. The premises comprise a series of classrooms, with a associated WC facilities, kitchen facilities and offices. Externally to the rear, off road parking for approximately 17 cars, and a garden/ lawn area to the front.

The accommodation extends to, all areas approximate.

GIA	558.10 sq m	6007 sq ft
Site area	0.15 ha	0.38 acre

Tenure

Freehold.

Terms:

Guide Price £295,000. Offers invited on both a conditional and unconditional basis.

Planning

The property has been utilized in recent years as an adult learning centre. The site, premises, could easily be adapted to alternative uses, subject to planning.

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk.

Rateable Value

The property is assessed under the 2017 rating list as having a rateable value of £15,250. Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: revenues@cornwall.gov.uk or enquiries can be made online at the VOA website www.voa.gov.uk

Energy Performance Certificate (EPC)

The property has been rated D 76.

VAT

VAT may be levied on the sale price. All figures quoted are exclusive of VAT and prospective purchasers are advised to seek clarification of any VAT implications before entering into an agreement.

Legal Costs

Each Party to bear their own legal costs for this transaction

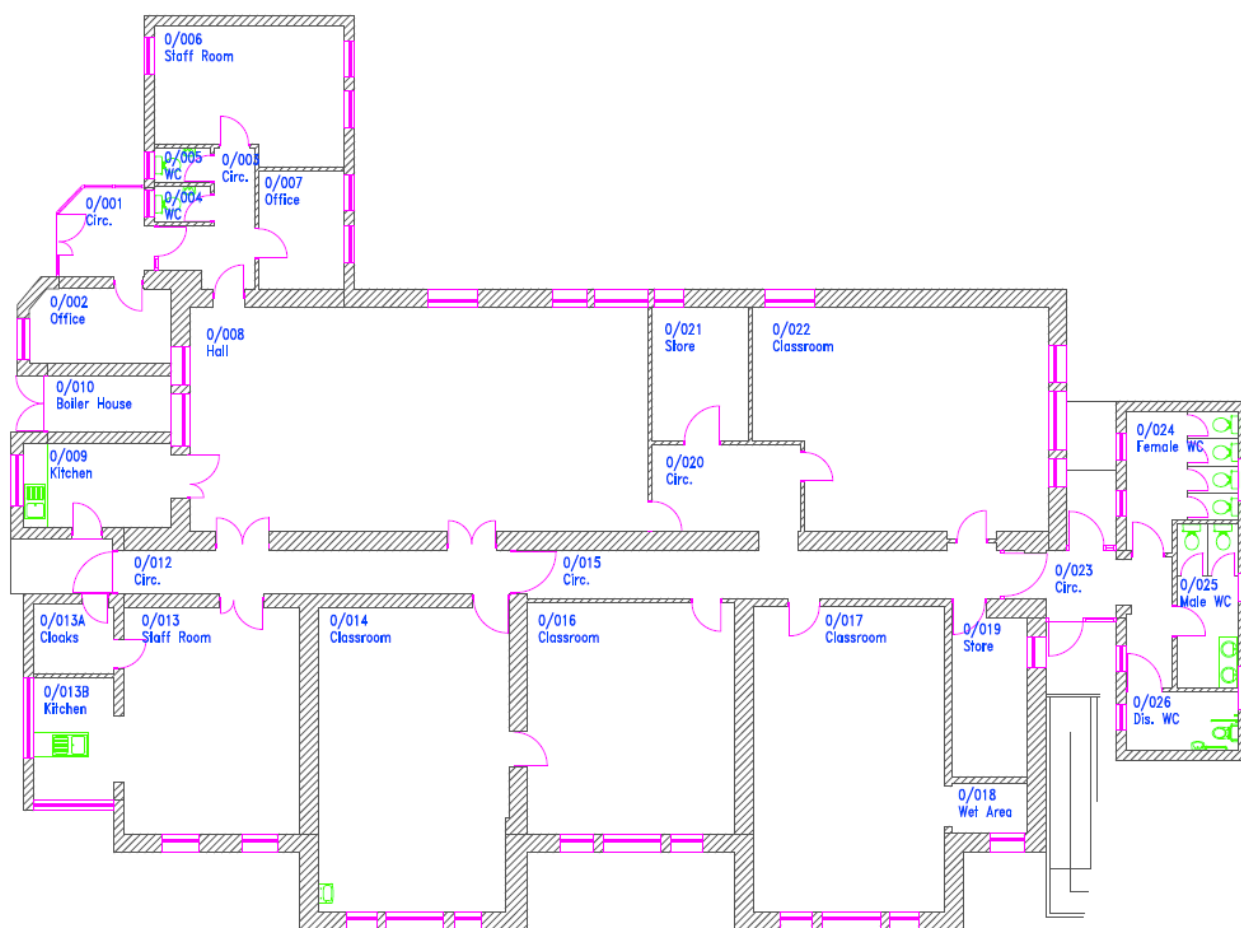


Truro Office

Compass House, Truro Business Park, Threemilestone,
Truro, TR4 9NH 9LD
Tel: 01872 261028
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



Block 1
Ground Floor

For Identification Purpose Only



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- iii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- iv. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
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Ref: ABJ/1110

Date: June 2018

Property Address: **Barncoose Centre, Chariot Road, Illogan, Redruth. TR15 3LG**

Informal Tender Form

To be received by 1.00pm on Friday 29th June 2018

Offers can be received by post or email.

Compass House
Truro Business Park
Threemilestone
Truro, Cornwall
TR4 9LD

Tel: (01872) 261028
Fax: (01752) 221655

strattoncrebercommercial.co.uk

Conditions:

- The vendor does not undertake to accept the highest or any other offer.
- Offers must be for a fixed sum and with no reference to any other offers.
- The successful bidder will be expected to exchange contracts within one month of acceptance of their bid, unless otherwise agreed.
- This form must be completed in full and any supported information requested attached.
- All offers are subject to contract and vendors formal approval.

Please note, offers are invited on both **conditional** and **unconditional** basis.

Please complete the appropriate sections to put forward your offer:

Name:

Company Name and No.:

Address:

..... Postcode:

Contact Number: Email:

Solicitor's Details

Name:

Company Name:

Address:

..... Postcode:

Contact Number: Email:

Offer £ (..... Pounds)

Regulated by RICS

Financial Position – Please circle/tick as appropriate:

A cash purchase	YES / NO	If yes, please attach proof of finance
Subject to a loan or mortgage	YES / NO	If yes, see question below
If subject to a loan or mortgage do you have an Agreement in principle?	YES / NO	If yes, please attach a copy

☐ Offer dependent upon the sale of an existing property

If yes please provide further information:

.....

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Conditions attached to offer, if any

☐ Offer is conditional, subject to:- (i.e. planning, board approval, building survey etc....)

If yes, please provide full details of conditions attached to your offer.

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I confirm that I have answered fully and honestly to the best of my knowledge, and have read and agreed to the conditions.

Signature Dated

All offers to be submitted to:

Adam Beverley-Jones, Stratton Creber Commercial, Compass House, Truro Business Park, Threemilestone, Truro, Cornwall, TR4 9LD.
Marked: 'Informal Tender'

Or by Email: adambeverley-jones@scctruro.co.uk - **Marked: 'Informal Tender'**