



For Sale / To Let

Viewing by prior appointment with
Adam Beverley-Jones

(01872) 261028

adambeverley-jones@scctruro.co.uk

Penwyn Motors, Hendra Road, St Dennis, PL26 8EQ

514 sq m (5530 sq ft) Car Showroom
with Forecourt Sales area

Central Cornwall Location

Suitable for alternative uses/ redevelopment
subject to planning

AVAILABLE NOW

INSPECTION HIGHLY RECOMMENDED

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Location

Penwyn Car Showroom is located in an accessible location to the southern edge of the village of St Dennis on the B3279 between St Austell and Newquay. The A30 dual carriageway, the main arterial route through Cornwall, accessed at Indian Queens lies approximately 2.5 miles to the west. The city of Truro, lies south west, approximately 15 miles, St Austell, south east, approximately 5 miles, and Bodmin, to the north east, approximately 15 miles.

Description

A steel portal framed building under a corrugated clad roof with part brick and corrugated clad elevations, with roller shutter door to side. A glazed showroom sales area to the front with sliding doors, pedestrian fire doors to rear and side elevations and WC facilities.

The building has a GIA of approximately 5530 sq ft, (514 sq m) maximum ridge height of 4.6m, reducing to 3.9m, and a maximum eaves height of 3.8m. Externally, tarmacadam forecourt sales area for circa 40/50 cars.

Agents Note

Our client owns adjoining ground which could be included within any proposed transaction or redevelopment of the site. Further details available from the agent.

Planning

The premises benefits from its current planning consent for its existing use Sui Generis. In 2014, planning consent was obtained to convert part of the building to A1 retail. This consent has lapsed. It is felt, subject to planning, alternative uses would be suitable for the site/premises.

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

Tenure

All enquires welcome on either a leasehold or freehold, on an unconditional or conditional basis.

Rateable Value

The property and the adjoining garage are jointly assessed under the 2017 rating list and having a rateable value of £26,000. The premises will have to be reassessed to determine the rateable value of the premises. Interested parties are advised to make their own enquiries of the Local Billing Authority, Cornwall Council in respect of 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)

This property has been rated E110

Services

We are advised mains water, drainage and electricity are connected to the building. However we have not tested these connections or any other wiring and lighting and advise all interested parties make their own enquiries of the necessary statutory authority and test any individual wiring systems.

VAT

Under the finance Acts 1989 and 1997, VAT maybe levied on rent or the sale price. It is advisable the prospective lessees or purchasers establish the VAT implications before entering into any agreement.

Legal Costs

Each party to be responsible for their own legal costs in any transaction.



For Identification purposes only



Truro Office

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

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