



Sterling Court  
Truro Hill, Penryn TR10 8DB

## LOCATION

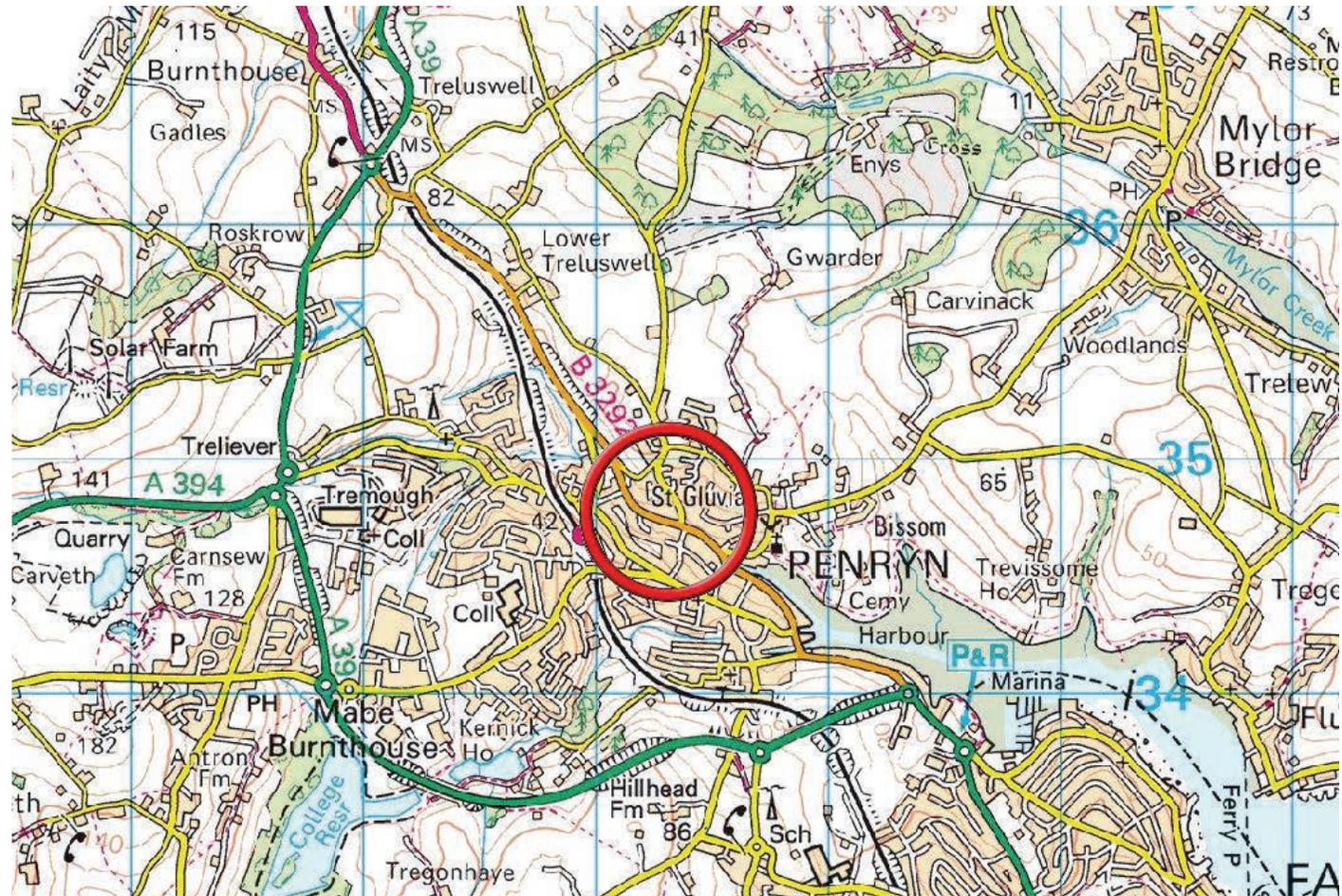
The town of Penryn is a market town and port, situated at the head of the estuary of the Penryn River.

It is situated approximately 2.5 miles from Falmouth Town Centre and 8.3 miles from the Cathedral City of Truro which is the administrative centre for the County.

The town includes a rail station which connects with the mainline at Truro and is situated 8.1 miles from the A30 Trunk Road which is the spinal route through Cornwall and connects with the national motorway network at Exeter. Newquay Airport is 27 miles away.

Sterling Court is situated on the outskirts of the town centre, fronting The Praze which is a busy road connecting Falmouth, Mylor and Flushing. The building is situated within an elevated position on a site of 0.64 ace (0.259 ha) at the junction with Truro Hill.

The University of Exeter Cornwall Campus is centred on Penryn and has received over £100 million of funding. It was recently (March 2017) granted consent to lift the cap on student numbers from 5,000 to 7,500, which will take the total student population in the town to circa 10,000.



## Existing Site floor plan:



## Proposed Site floor plan:



Full plans available on request

**Sterling Court, Truro Hill, Penryn TR10 8DB**



## DESCRIPTION

A former industrial building which was converted into office accommodation approximately 20 years ago and provides two storey offices at the front; overlooking the highway with accommodation behind including many features of its industrial/factory heritage such as high level, north light windows in part of the accommodation.

The premises include a minimum of 15 on-site parking spaces.

## ACCOMMODATION

The property provides the following approximate net internal floor areas;

DESCRIPTION	SQ FT	SQ M
<b>Internal Area:</b>		
Ground Floor	6271	583
Lower Ground	999	93
First Floor	934	87
<b>Rear Area:</b>		
Lower Ground Floor	465	43
<b>TOTAL</b>	<b>8669</b>	<b>805</b>



# PLANNING

The premises have consent for B1 (a) - offices however planning consent also exists for the conversion of the premises to create 9 residential units including 28 bedrooms (See - Notification of Prior Approval PA17/05032)

[www.planning.cornwall.gov.uk/onlineapplications](http://www.planning.cornwall.gov.uk/onlineapplications).

Other uses will also be considered including a full residential development (subject to consents).

# TENURE

The premises are available either on a freehold basis where offers in excess of £600,000 plus VAT will be considered or by way of a new full repairing and insuring lease at an annual rental of £55,000 plus VAT. The remaining terms will be open to negotiation. Leases of part of the accommodation will be given consideration.

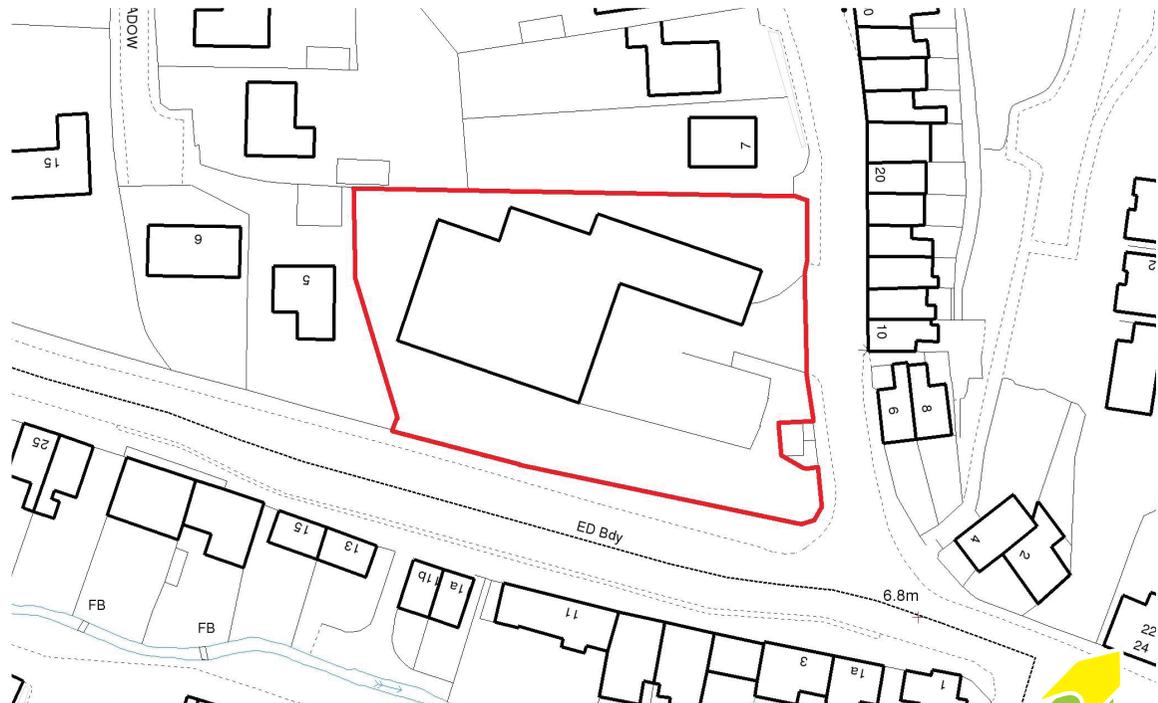
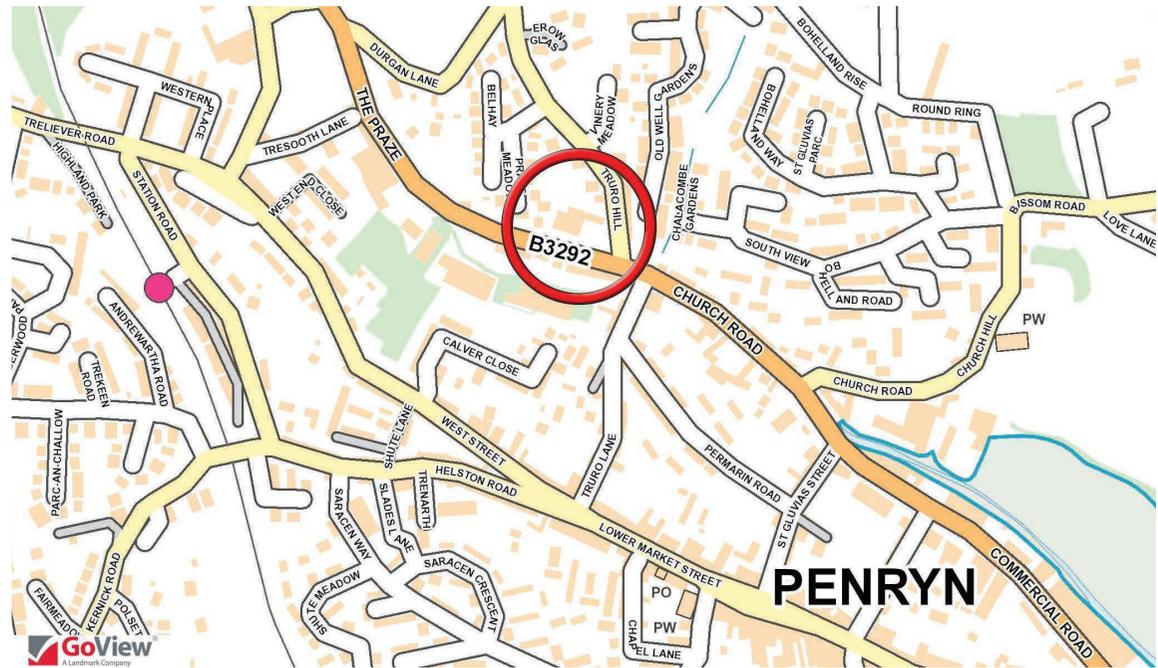
# BUSINESS RATES

We refer you to the government website

[www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search)

which shows that the current rateable value is £57,000.

To find out how much business rates will be payable there is a business rates estimator service via the website.



## VIEWING

Strictly by prior appointment through Miller Commercial.

## EPC

The Energy Performance Rating for this property is within Band D (77).

## VAT

The property is registered for VAT.

## LEGAL COSTS

All parties to bear their own legal costs associated with this transaction.



## FURTHER INFORMATION

**For further information or an appointment to view please contact either;**

**Mike Nightingale**

MILLER COMMERCIAL

Tel: 01872 247008

[msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

**Tom Smith**

MILLER COMMERCIAL

Tel: 01872 247013

[ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**Thomas Hewitt**

MILLER COMMERCIAL

Tel: 01872 247025

[th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Miller Commercial** 