



Riley Garage Development Site, 33 St. Pirans Road Perranporth TR6 OBJ

A Freehold (and part Leasehold) site situated on a level walk into the town and beaches of the North Cornish resort of Perranporth.

To be sold with Vacant Possession and seeking Conditional Offers.

Retirement / Closure Sale by Private Treaty.

For further details contact Graham Timmins ; 01872 247019 /
gt@miller-commercial.co.uk

- COASTAL SITE FOR RE-DEVELOPMENT
- 0.35 ACRE TOTAL, PART FREE/LEASEHOLD
- CLOSE TO PERRANPORTH CENTRE AND BEACH
- CONDITIONAL OFFERS SOUGHT
- GENUINE RETIREMENT / CLOSURE SALE
- EPC - SHOP C70

POA Freehold/leasehold



SUMMARY

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CLOSE TO PERRANPORTH CENTRE AND
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CONDITIONAL OFFERS SOUGHT
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LOCATION

The site is located at the end of the main pedestrian and vehicular thoroughfare through Perranporth and is within walking distance of the towns amenities, national chain (Co Op) shop and to the beach, making this an ideal location for Commercial / Residential use. Perranporth is a popular location, with a strong emphasis on the tourism industry and leisure activities and has seen significant investment in development in recent years.

PROPERTY

Currently trading as a Garage and Workshop (since 1959 we are advised), the premises and the business is to close permanently in October 2021. The building is single storey and we are advised is detached so is not subject to a Party Wall agreement. Attached to the garage is a retail shop (with flat over) which is let on a Sub Lease. The site is to be sold vacant of all equipment and plant and machinery, upon Completion.

LAND AREA

Part Freehold and Leasehold
Site Area including part of workshop and shop / flat 0.069 acre

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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Total Area 0.35 acre (0.141 ha)

CONDITIONS OF SALE

Our clients are seeking Conditional Offers for the site re-development (in part or whole and subject to Landlord Consent).

ENERGY PERFORMANCE CERTIFICATE

Not applicable for Garage / Workshop, as to be demolished.

Shop is C70

TENURE

Part Freehold and Leasehold

Lease Part : Riley Garage 99 years from 25/03/1929 ; Sub Lease of Shop / Flat 5 years from 01/05/2008 (currently holding over) at a passing rental of £850 pcm.

Lease due to Expire on 24th March 2028.

BUSINESS RATES

No listing for the Garage. Shop is Rateable Value £6200 pa (April 2017).

SERVICES

Advised by clients :-

Water - Mains

Drainage - Mains

Gas - none

Electricity - Mains (3 Phase to site)

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact Graham Timmins on 01872 247019.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk or

Paul Collins on 01872 247019 or via email pc@miller-commercial.co.uk

