

Miller Commercial

Chartered Surveyors and Business Property Specialists



THE FORMER SALVATION ARMY HALL, VYVYAN STREET, CAMBORNE, TR14 8AS

FOR SALE BY INFORMAL TENDER -
CLOSING DATE FRIDAY 28TH OCTOBER
FREEHOLD DEVELOPMENT OPPORTUNITY (STC)*
4,476 SQ FT (415.8 SQ M)

TOWN CENTRE LOCATION
LARGE CHARACTER PREMISES
EPC RATING D

Offers over £185,000



INFORMAL TENDER:

This property is to be sold by informal tender. The Tender date is Friday 28th October 2022 at 5.00pm. All offers should be submitted on the tender form which is attached to our pdf brochure, forms are also available via request. Offers can be posted to our offices, or sent by email to tj@miller-commercial.co.uk

DESCRIPTION:

Formerly the 'Salvation Army Hall', the property provides a large meeting hall/auditorium with a generous ceiling height and first floor seating galley. The accommodation briefly comprises; entrance hall/lobby, toilets, kitchen with 'dumbwaiter', offices and a parking space. Heating is provided via gas central heating.

LOCATION:

The property occupies a generous plot between Vyvyan Street and North Parade. The town centre provides a wide range of amenities and is located within walking distance. Camborne benefits from favourable transport connections with a mainline railway station, bus station and easy access to the A30 trunk road. Long stay and short stay car parks are within close proximity (the short stay is approximately 60m distant).

SCHEDULE OF ACCOMMODATION:

The property provides approximately 4,476 sq ft (415.8 sq m) in total over the ground and first floor.

Please note the main hall has a ceiling height which is in excess of 6m in some areas.

For a better understanding of the areas/configuration please see the plan attached - a 'CAD' compatible floor plan is available upon request.

*DEVELOPMENT POTENTIAL:

We consider the property as being well suited to the following: Conversion to residential accommodation, office use, place of worship as well as a variety of other uses (subject to the necessary consents).

TENURE:

Freehold.

VAT:

We have been advised the property has not been elected for VAT.

BUSINESS RATES:

We have been unable to locate the rateable value for this property and recommend interested parties make their own enquiries.

SERVICES:

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

ENERGY PERFORMANCE CERTIFICATE:

This property's current energy rating is D



**LOCAL AUTHORITY:**

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
www.cornwall.gov.uk

VIEWING:

Strictly by prior appointment through Miller Commercial.

CONTACT INFORMATION:

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

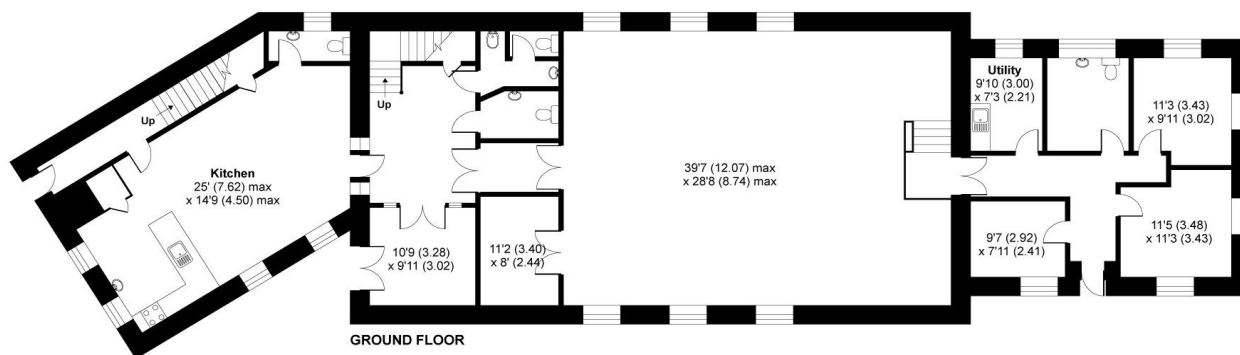
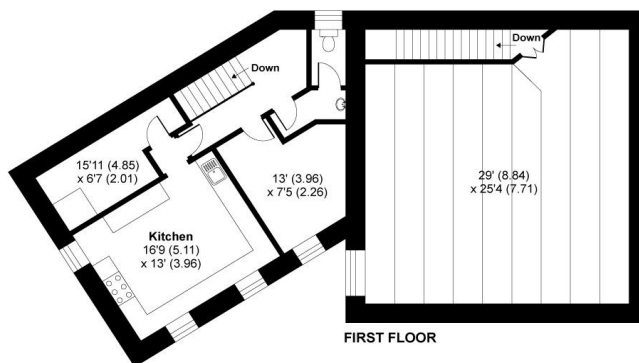
Thomas Hewitt on 01872 247025
 Email th@miller-commercial.co.uk

Tom Smith on 01872 247013
 Email ts@miller-commercial.co.uk

Salvation Army Hall, Vyvyan Street, Camborne , TR14 8AS

Approximate Area = 4476 sq ft / 415.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Miller Commercial LLP. REF: 893870

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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Miller Commercial



INFORMAL TENDER / BEST AND FINAL OFFER

SUBJECT TO CONTRACT

SALE OF: Former Salvation Army Hall, Vyvyan Street, Camborne, Cornwall,
TR14 8AS

CLOSING DATE: Close of business, Friday 28th October 2022 at 5:00pm.

Tenderer's Name:

Address:

E-mail Address:

Work Number:

Mobile Number:

Home Number:

DETAILS OF OFFER

AMOUNT OF OFFER:

NON-REFUNDABLE DEPOSIT IF ANY:
(PAYABLE UPON ACCEPTANCE)

CONDITIONS (TICK AS APPROPRIATE)

CASH OFFER ☐
OR
SUBJECT TO FINANCE ☐

IF SO AMOUNT OF FINANCE:



SUBJECT TO PLANNING

DETAILS:

**ANY OTHER
CONDITIONS:**
.....
.....

SOLICITOR (FIRM):

ADDRESS:
.....

E-MAIL ADDRESS:

**TELEPHONE
NUMBER:**

COLLUSIVE TENDERING CERTIFICATE

I understand the vendor does not have to accept the highest or any offer submitted.

The essence of Informal Tendering is that Miller Commercial shall receive bona fide competitive tenders (hereinafter called 'Tender'), from all persons interested in making an offer (hereinafter called 'The Offerer'). In recognition of this principle.

The Offerer certifies that this is a bona fide Tender, intended to be competitive and that there has been no fixing or adjusting of the amount of the Tender quoted by or under or in accordance with any agreement or arrangement with any other person.

The offer must be a specific sum and bear no relationship to any other offer which we may receive.

The Offerer also certifies that none of the following acts have been done or will be carried out:

- (a) Communicating to a person other than Miller Commercial the amount or approximate amount of the Offerer's proposed or actual Tender (other than in confidence for the preparation of the Tender for mortgage/funding purposes); or
- (b) Entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any Tender to be submitted, or
- (c) Offering or agreeing to pay or give any sum of money, inducement or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to this or any other Tender or proposed Tender any act or omission.



Signed (as Form of Tender) Tenderer's Signature

Print Name(s) in full

Duly authorised to sign for and on behalf of
(Name of Tenderer)

Please return the completed tender form via email to: tj@miller-commercial.co.uk **FAO: Trudy Johns**

Printed/postal offers will be accepted at:

FAO: Trudy Johns
Miller Commercial
Mansion House
Princes Street
Truro
TR1 2RF

