



DEVELOPMENT OPPORTUNITY - TRELUSWELL ROUNDABOUT, PENRYN, TR10 9AN

A rarely available opportunity to develop a commercially important site in a strategic location overlooking Treluswell roundabout near Penryn. The junction forms the interconnection of the A393, for north flowing traffic to Redruth and south towards Penryn, and the A39 which connects Helston to the west with Truro to the east. Both roads experience a high volume of traffic on a daily basis.

Currently comprising a residential bungalow with parking to the front and a garden area to the rear, the site is accessed across the neighboring petrol filling station forecourt, for which the property benefits with the necessary rights of way.

OFFERS IN EXCESS OF £165,000

- **DEVELOPMENT SITE**
- **RARELY AVAILABLE OPPORTUNITY**
- **PROMINENT ROADSIDE LOCATION WITH POTENTIAL FOR NUMEROUS USES STP**
- **IDEAL FOR ROADSIDE COFFEE SHOP OR SIMILAR STP**
- **OVERLOOKS BUSY JUNCTION**
- **AREA EXTENDS TO 0.21 ACRES (0.088 HA)**





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION & DESCRIPTION:

Overlooking the well known Four Cross Roundabout at Treluswell, Penryn, this site offers a seldomly available opportunity. The junction is strategically important as it is the gateway to north flowing traffic to Redruth on the A393 and south towards Penryn and Falmouth. The A39 which runs roughly west to east, connects Helston to Truro and beyond. As such, the roundabout is a commercially important site and the property presents an extremely prominent position to traffic moving in all directions.

The site currently comprises a residential property (a bungalow with dormer windows) on generally flat and level ground with generous parking to the front and a small garden area to the rear as well as a small private garage/storage unit to the side.

Access to the site is across the petrol filling station forecourt and the property benefits with the necessary rights of way.

SCHEDULE OF ACCOMMODATION:

The site extends to 0.21 acres (0.088 hectares).

PETROL FILLING STATION:

The purchaser will be responsible to pay a contribution, on a fair and reasonable basis, towards the management and up keep of the petrol filling station forecourt. This will include a contribution towards drainage, lighting, maintenance and service media located on the forecourt.

TENURE:

Freehold

VAT:

All the above prices/rentals are quoted exclusive of VAT.

BUSINESS RATES:

The site has not been assessed for business rates. Applicants to make their own enquiries.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.



ENERGY PERFORMANCE CERTIFICATE:

An EPC is not required as the site is being sold for development

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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