



THE DRY SAND MOULDING BUILDING, PERRAN FOUNDRY, PERRANARWORTHAL, FALMOUTH, TR3 7NX

An exciting opportunity to purchase a rarely available commercial property. Located in Perran Foundry just off the A39 main road halfway between Falmouth and Truro, it provides a strategic position for warehouse storage. Initially refurbished as part of the major re-development of Perran Foundry, this Grade II listed property was re-fitted to a very high standard to include a new roof, new internal wooden ceiling, extensively re-pointed with a number of new windows and doors. The property has been used as private storage for a number of years and will be sold with vacant possession.

FREEHOLD SALE PRICE - OFFERS IN EXCESS OF £250,000

- **FREEHOLD PROPERTY FOR SALE**
- **CHARACTER PROPERTY WITH VERY TALL FLOOR TO CEILING HEIGHT**
- **LISTED BUILDING - REFURBISHED TO A HIGH STANDARD**
- **IDEAL FOR STORAGE USES**
- **SEVERAL HERITAGE DESIGN FEATURES INCLUDING LARGE CURVED ENTRANCE POINTS**
- **AN EPC WILL NOT BE REQUIRED AS IT IS A LOW ENERGY BUILDING**
- **4,200 SQ FT (390.6 SQ M)**





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The property is located in Perran Foundry just off the A39 halfway between Falmouth and Truro. This is the most direct link between the two towns and is a busy route for commuters and regional businesses.

Truro is the main administrative centre for Cornwall, benefitting from Cornwall's main hospital, several large schools and colleges, mainline railway links and easy connection to the A30.

Falmouth is a town that has developed substantially in the last 25 years with the growth of the university campus at Penryn and a number of businesses locating to the area to capitalise on the busy dockyard at Pendennis as well as the pool of under graduate and postgraduate talent from the university.

DESCRIPTION:

Initially refurbished as part of the major re-development of Perran Foundry, this Grade II listed property was re-fitted to a very high standard to include a new roof, new internal wooden ceiling, extensively re-pointed with a number of new windows and doors. The property has been used as private storage for a number of years and will be sold with vacant possession.

SCHEDULE OF ACCOMMODATION:

Ground Floor - 4,200 sq ft (390.6 sq m)

TENURE:

Freehold

LEGAL COSTS:

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

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

We understand the property has not been registered for business rates and as such there are no rates payable currently. Please do not rely on this information and make your own enquiries of the local authority



ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Rating for this property is not required as it is a low energy building.

VAT:

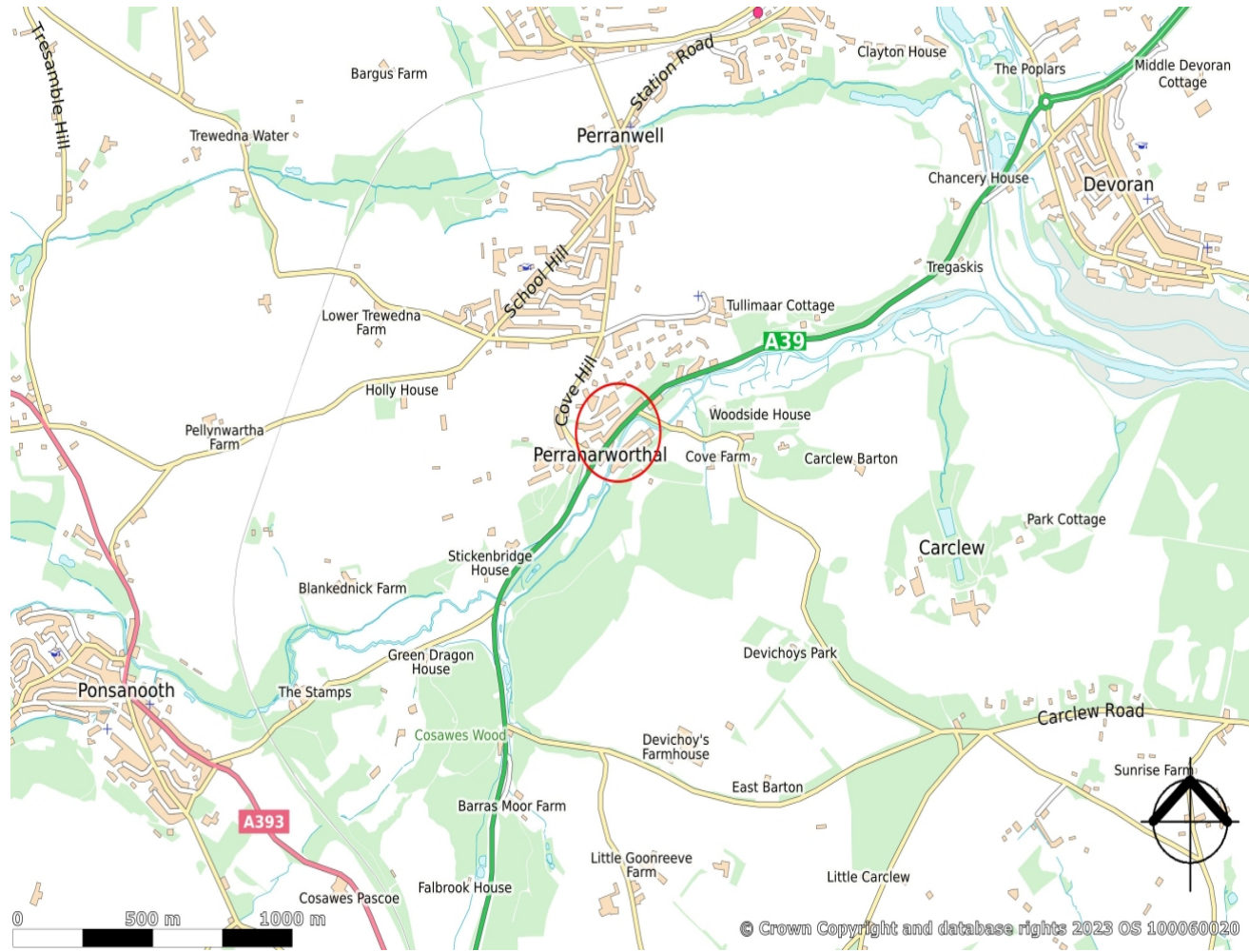
All the above prices are quoted exclusive of VAT.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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