



## DEVELOPMENT OPPORTUNITY, BAMBER COMPLEX, VICTORIA, ROCHE, PL26 8LX

A well located estate measuring 1.304 Acres (0.528 Hectare) well suited for redevelopment (subject to the necessary consents). The plot is generally level and provides several buildings in need of refurbishment or redevelopment buildings/units which have historically been used for a range of purposes including; showroom, industrial, retail and as a café.

The property is close to the A30 Cornwall Services at Victoria and overlooks the A30.

- **DEVELOPMENT OPPORTUNITY**
- **1.304 ACRES (0.528 HECTARE)**
- **LOCATED ADJACENT TO THE A30**
- **CLOSE TO THE A30 SERVICES, VICTORIA**
- **ESTABLISHED TRADING LOCATION**
- **EPCS WITHIN BANDS C-E**

**OFFERS OVER £750,000**



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**LOCATION:**

Located centrally within Cornwall just off the strategic Victoria interchange. Cornwall Services are located nearby and provide a wide range of services including McDonalds, Greggs, Rowes Bakery, Holiday Inn etc. Victoria, Roche is an established industrial location and includes the following occupiers: DPD, Ocean Fish, Auto Windscreens, Biffa Waste Management, City West Commercials etc.

**DEVELOPMENT POTENTIAL:**

The property is considered well suited for redevelopment (subject to the necessary consents).

**SCHEDULE OF ACCOMMODATION:**

The total site extent measures approximately 1.304 ACRES (0.528 HECTARE)

According to the Valuation Office Agency, the properties provide the following approximate areas:

- Unit 1 x sq ft (246.88 sq m)
- Unit 2 x sq ft (275.77 sq m)
- Unit 3 x sq ft (400.9 sq m)
- Unit 4 x sq ft (482.1 x sq m)
- Unit 5 (temporary structure) 1,101 sq ft (102.3 sq m) - from our measurements

**TENURE:**

Freehold

**PURCHASERS PACK:**

The following information is available via request:

- Aerial photographs
- Asbestos survey
- Business rates
- Energy performance certificates
- Title plans, register and relevant deeds
- Location plans

**LEGAL COSTS:**

On the basis of an unconditional sale, each party to bear their own costs. On the basis of a conditional sale, the purchaser to either pay or contribute towards the vendors reasonable legal costs (subject to negotiation).

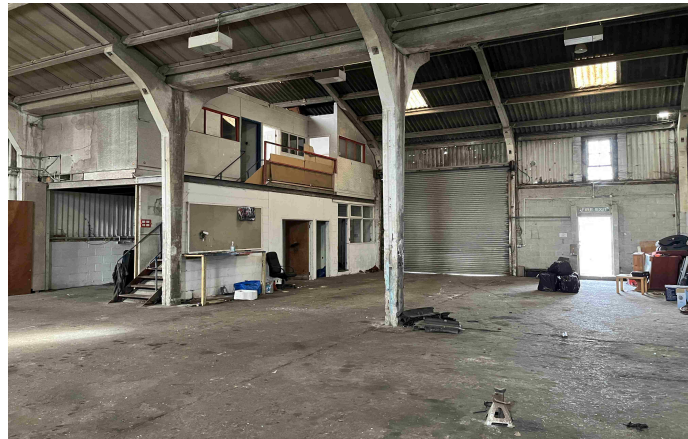
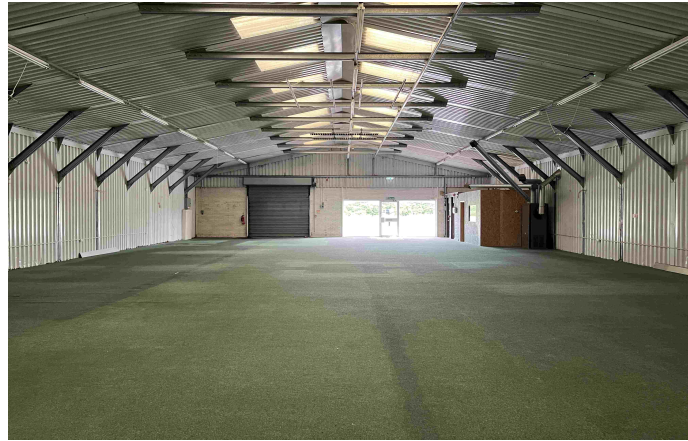
**BUSINESS RATES:**

The properties have the following rateable values as per the 2023 assessment:

- Unit 1 - £14,000
- Unit 2 - £13,750
- Unit 3 - £17,750
- Unit 4 - £29,000
- Unit 5 - no entry located

**ENERGY RATINGS:**

- Unit 1 - E107 expires 11.08.28
- Unit 2 - Low energy building no EPC required
- Unit 3 - Low energy building no EPC required
- Unit 4 - Low energy building no EPC required
- Unit 5 - (incorrectly marked as Unit 4 on EPC) – C66 expires on 10.02.29

**VAT:**

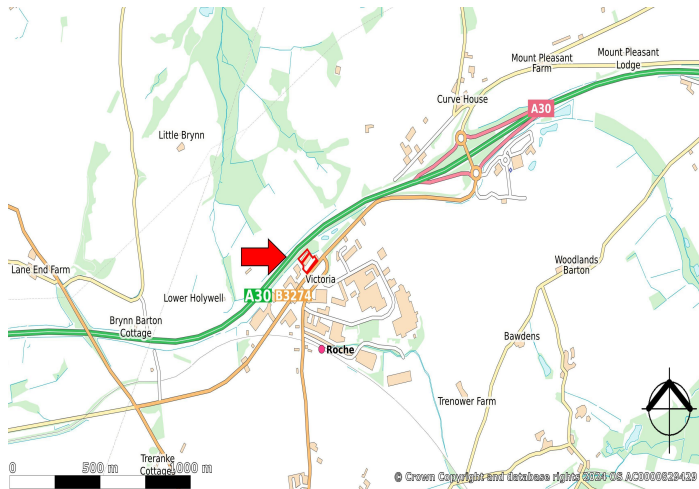
We have been advised this property has not been elected for VAT.

**LOCAL AUTHORITY:**

Cornwall Council:  
General Enquiries: 0300 1234 100  
Planning: 0300 1234 151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**VIEWING AND CONTACT INFORMATION:** Strictly through Miller Commercial. Please contact either:-  
**Thomas Hewitt** on 01872 247025  
Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



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