



For Sale

£225,000 for the Freehold

St Blazey Foundry, Station Rd, St Blazey, Cornwall,
PL24 2NA

14,900 Sq Ft
(1,384.2 Sq M)

Summary

- Substantial freehold for sale
- Large site of approximately 1 acre
- Former foundry with character features
- Various possible uses, most recently used as a builders merchant.
- Good location close to the A390 providing access to Plymouth and St Austell

Location:

The property is located on the west side of Station Road close to the junction with the A390 which provides good access to Plymouth and St Austell.

Description:

The site totals approximately 1 acre and comprises a number of warehouse, store and showroom buildings positioned around a central yard of approx. 0.66 acres.



The property was originally a foundry, constructed in 1848 and has various character features, it was most recently used as a builders merchants and could be used for a variety of different uses. The property is grade II listed.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
South East Showroom & Stores	503.3	5,418
Northern Warehouse (Ground Floor)	391.2	4,211
Northern Warehouse (First Floor)	245.6	2,643
Total	1,140.1	12,272

Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £21,500 effective from the 1st April 2017 reference 26256429529000.



EPC / MEES:

The property has an EPC rating of [...].

Terms:

£225,000 for the freehold.

Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

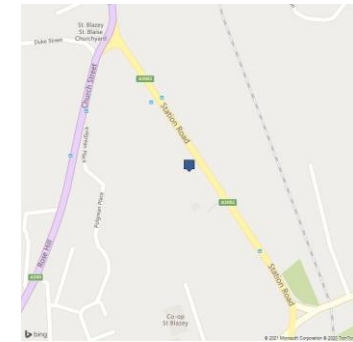
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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