

Blackwater Studios, East Hill, Blackwater, Truro TR4 8HW



A REVERSIONARY INVESTMENT / RE-DEVELOPMENT OPPORTUNITY

Conveniently located off East Hill on the northern edge of the village of Blackwater, approximately ½ a mile from the A30 at Chiverton Cross. A former agricultural building, converted and adapted, extending to approx. 381sqm for commercial use as screen print shop, lying on level site extending in all to approximately 0.605 acres (0.245 hectares).

Guide Price: £235,000 Freehold (subject to existing lease)

Situation / Description

The site is generally level with a splayed entrance leading from the public highway and a surface entrance track leading to ample parking and turning to the front of the building. Within the grounds lies a timber chalet. The site is bordered by farmland to the north, a residential neighbor to the east and an access drive to the south.

A former agricultural building, converted and adapted, extending to approx. 381sqm (taken from EPC) for commercial use as screen print shop, lying on level site extending in all to approximately 0.605 acres (0.245 hectares).

Subject to planning, the site would offer the opportunity for redevelopment to residential or commercial use at the end of the lease term.



Tenancy Information: The entire site is let to a private individual (without guarantee) on the following terms:

Term: 6 years from 06/01/2023

Rent: £13,000 per annum exclusive

Rent Review: 06/01/2026

Break Clause: 06/01/2026

Tenure: Freehold, subject to existing lease agreement. Further information is available from agent. **VAT:** Any figures quoted are exclusive of VAT. It is understood that VAT is not applicable to this property. Interested parties are advised to verify this prior to entering into a sales contract.

Business Rates: The Ratable Value effective from the 01/04/2023 £10,000.

Services: We understand that mains water and electric serve the property. Private drainage facility.

EPC: C – 63

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. The neighboring property septic tank is located within the demised area.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Viewings by appointment with the sole selling agents Lodge & Thomas. 01872 272722

Directions: From Chiverton Cross roundabout, go towards Blackwater. After the mini roundabout to Blackwater, take the first right hand junction at the crossroads. The entrance to the property will be found approximately 100 yards on the left hand side.

what3words:///hydrant.untrained.dives

