

LODGE & THOMAS

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Little Beside Garage, St Day, Redruth, Cornwall TR16 5PX



A retirement sale of long-established village garage, now in need of repair and redevelopment in a popular and central, semi-rural setting. This former garage/workshop premises incorporating a two bedroom flat, together with two workshops bays to the front and rear and benefitting from a large forecourt and road frontage. Excellent potential, subject to planning.

Guide Price: £200,000 Freehold

Solicitors: Nalders, Falmouth. **FAO:** Edward Aldis. Tel: 01326 313441 Email: eja@nalders.co.uk

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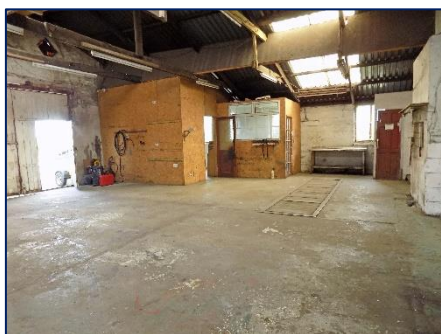
Situation

This central location just off the B3298 Scorrier to Lanner road, is small rural area known as Little Beside, between Chacewater and St Day. The shop and amenities of St Day are approx. ½ a mile way and should cater for most daily requirements, with a convenience store, Port Office, public house and butcher shop. Larger and more varied selection of shopping, schooling and health facilities are approx. 4 miles distant in Redruth, whilst for those travelling further afield the A30 is approx. 1½ miles away at Scorrier. This area is interlaced by a plethora of footpaths and former mining tramways, some of which link Portreath on the north coast of Cornwall with Devoran on the south coast of Cornwall.

The Property

After some 34 years of trading at this property, the owner has put away his spanners and has decided to retire. The property is still classed as garage/commercial premises and offers a wide variety of business opportunities, not least of which could be residential redevelopment. The owner has not made any enquiries to the planning department.

The building currently extends to 2,854 sq ft (265.1 sq m) of garage/workshop/store plus a two-bedroom flat. Outside there is a generous and prominent forecourt and the property has the added benefit of rear access.



Services: Mains electricity and water are connected to the property. 3 phase electricity in the workshop. Private drainage. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: Flat: A

Business Rates: We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is **£7,700** (1 April 2023 to present)

EPC's: Offices & workshops (163 sq m) **E112** Domestic accommodation (68 sq m) **F26**

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.

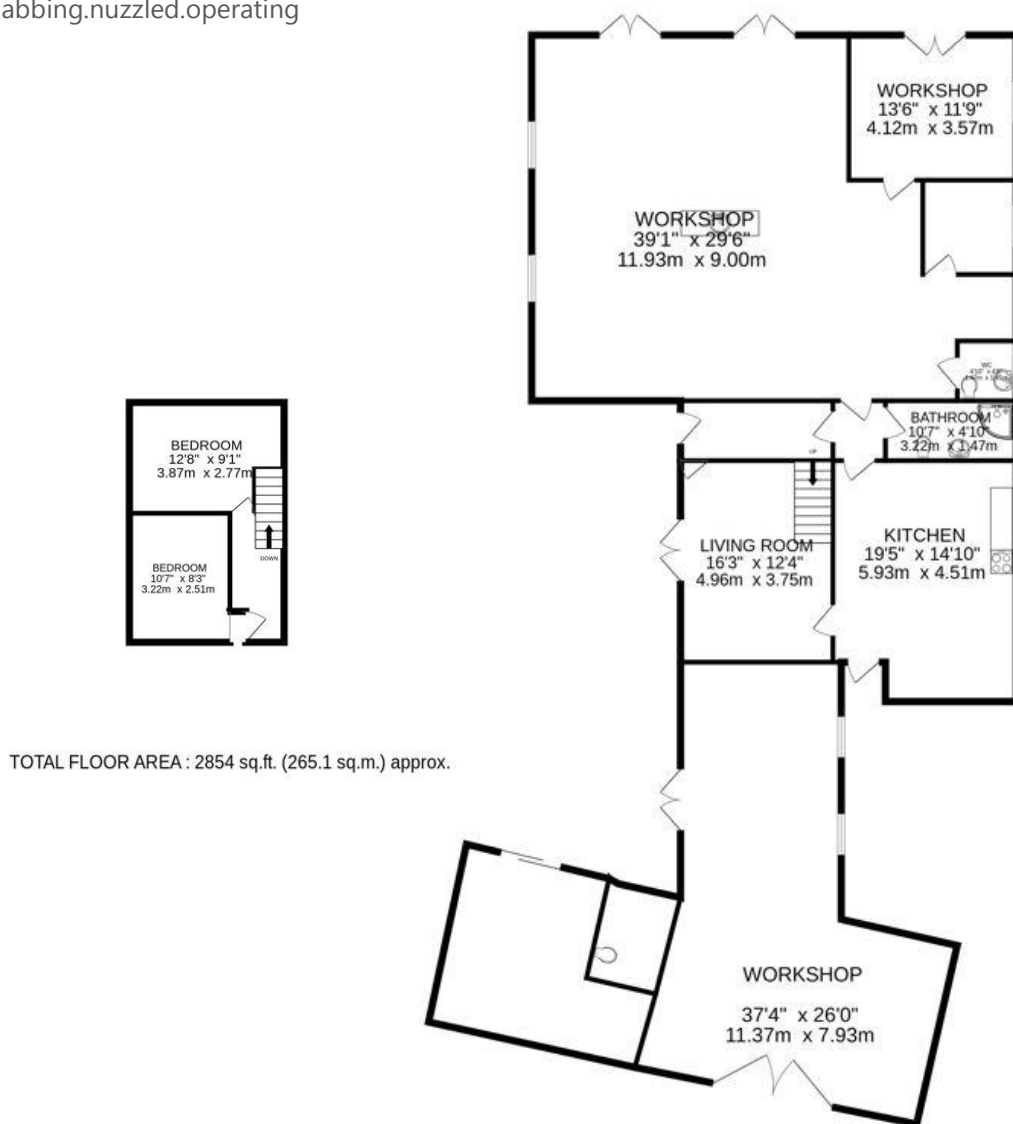
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Strictly by appointment with the sole selling agent Lodge & Thomas Tel: 01872 272722

Email: property@lodgeandthomas.co.uk

Directions: From the White Cross junction on the A30 follow the signs for Scorrier and pick up the B3298 signposted Falmouth. After approximately X miles, shortly after passing through Tolgullow, turn left at the crossroads signposted Todpool and Crofthandy. The property for sale will be found ¼ of a mile along this road on the right-hand side, identified by a Lodge & Thomas for sale board.

what3words/// dabbing.nuzzled.operating



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