



Quarry Lane Yard  
Castle Gate, Ludgvan

LODGE & THOMAS

ESTABLISHED 1892

## Quarry Lane Yard, Castle Gate, Ludgvan, Cornwall TR20 8AG

Guide Price: £1,300,000 Freehold

*Of Interest to Owner Occupiers and/or Investors*

*Located in a strategic position for access to West Cornwall, a 2.8 acre commercial yard with approx. 19,400 sqft of workshop, store and office buildings with the benefit of a waste transfer licence.*

### The Property

The site extends to approx. 2.8 acres, which has been developed over time to boast approx. 19,400 sqft of relatively modern commercial floor space, which is part owner occupied and part tenanted. The site is predominantly level and provides extensive parking, storage, workshop and office facilities.

A waste transfer facility has existed for many years and the site benefits from a valid permit.



The accommodation Schedule:

Building	Sq ft	Sq M	Comments
<b>Owner Occupied Area</b>			
Office / Workshop	2570.4	238.8	Owner Occupied over two floors
Open Fronted Sheds	7633.7	709.2	Owner Occupied
<b>Tenanted Area</b>			
Reception/Offices/Restroom	988.3	91.82	Over two floors
Store	1318.7	122.52	Over two floors
Workshop 1	1994	185.26	
Workshop 2	927.5	86.17	
Workshop 3	913.7	84.89	
Workshop 4	3061.5	284.43	
<b>Total</b>	<b>19,407.8</b>	<b>1803.09</b>	

**Tenure:** The property is being offered for sale Freehold with vacant possession on the owner occupied part, and subject to the Tenancy Agreement on the remainder.





**The Tenancy Agreement:** Part of the site is let to a single occupier on a six year term, outside of the security of tenure of the Landlord and Tenant Act 1954, from 1<sup>st</sup> November 2020 to an automotive company trading as The Clutch Centre, servicing and selling of vehicles and providing commercial laundry services. The current passing rent is £4500per calendar month exclusive.

**VAT:** Under the Finance Act 1989 and 1997, VAT may be levied on the purchase price. The Vendor has advised us VAT is not applicable to the sale.

**EPCs:** B-44 , C - 54, B - 46, D - 82

**Business Rate:** According to the VOA website, a current assessment of business rates of the premises is £54,500. Please note this is not the amount you pay. Please refer to the VOA website to estimate the business rates payable.

**Services:** We have been advised that mains water and mains electricity are connected to the property (including three phase) and private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all 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.

**Viewing:** Strictly by appointment with the sole selling agents Lodge & Thomas. 01872 272722

**what3words**///clotting.tidy.poetry

## Situation

The property lies approximately midway between Penzance and St Ives in an elevated position at Castle Gate, in an Area of Outstanding Natural Beauty, enjoying extensive views over the surrounding countryside and towards Mounts Bay. Penzance, approximately 3 miles to the south, the main administrative centre for West Cornwall boasts an extensive range of retail and professional services along with many leisure, health and educational facilities. St Ives is approximately 5 miles to the north and the A30, approx. 2.5 miles, gives access to Hayle, 6 miles, Camborne and Redruth within 15 miles and Truro approx. 25 miles.



**Not to scale. For indicative purposes only.**

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