

FOR SALE

**Office/Workshop Building Comprising
474 sqm (5,100 sqft) approx.**

E Use Class

Charcoal Mill, Ponsanooth, Truro, TR3 7EF



BLS *Estates*
INDUSTRIAL AND COMMERCIAL

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FOR SALE

£450,000 PER ANNUM (EXC. VAT)

- **Potential for Flexible Uses in the Wider E Use Class**
- **Village Centre Location off the A393 Redruth to Falmouth Road**
- **Potential Opportunity for Conversion to Residential Use**
- **Suitable for a variety of uses within the E Use Class - provides the flexibility for business, commercial, leisure and retail uses without the need for planning permission.**

LOCATION

The property is located in a residential area in the centre of the village of Ponsanooth. Ponsanooth lies midway between the towns of Falmouth and Redruth and is well located in relation to Truro with wider connectivity to West Cornwall. The property is accessed off the A393 road with a shared access with adjoining residential property.

DESCRIPTION

The property is a former mill building which is believed to have been erected around 1800 and was subject to a major refurbishment in 1988 when it was converted to light industrial use. Externally the property is constructed of natural stone under a natural slate roof. Due to change in external levels the property is split level with entrances on both the ground floor and lower ground floors. Internally features of the original building have been retained with the original timber roof beams remaining in situ. Externally is the shared access with adjoining residential properties with car parking for upto 24 cars.

ACCOMMODATION

Main Workshop – 138 sqm.

The main workshop is accessed via the main entrance lobby with a wrought iron spiral staircase which leads to the staff room below on the lower ground floor level.

Secondary Workshop (1) – 85 sqm

The secondary workshop lies adjacent to the main workshop and has a double entry access door to the ground level.

Secondary Workshop (2) – 72 sqm

Access from the staff room there are 2 secondary workshop areas.

Staff Recreation Room/Kitchen

The staff recreation room is on the middle ground floor together with the kitchen and 3 wc's (1 male and 2 female).

Basement Workshop – 84 sqm

The basement workshop is accessed from the staff recreation room with access to the car park at lower ground floor.

TOWN PLANNING

There is the potential for the conversion of the existing building to residential use, subject to planning permission.

TERMS

Freehold - £450,000

VAT

We are advised VAT will be chargeable on the purchase price at the prevailing rate.

SERVICES

It is understood that the property has 3 phase electricity together with mains water, drainage and telephones.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

MONEY LAUNDERING

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

STAMP DUTY

Any transaction may be subject to stamp duty as appropriate at the prevailing rate.

ENQUIRIES

All enquiries please contact: Russell Dodge, BLS Estates, 1 Riverside House, Heron Way, Newham, Truro. TR1 2XN.

Telephone: 01872-222777

Email. info@bls.co.uk



RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

You should be aware that the Code of practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor solicitor or licensed conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website www.commercialleasecodeew.co.uk

SUBJECT TO CONTRACT

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of BLS Estates' expertise and accordingly:-

- (1) BLS Estates makes no responsibility as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) BLS Estates strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

