Lot 19

Auction Date: 24th September 2026

Former Day Care Centre With Courtyard Garden And Parking Offering Potential

106 Killigrew Street, Falmouth, Cornwall, TR11 3PT

GUIDE PRICE

£170,000 - £190,000* + FEES

Scan the QR code to view the property online

CATEGORY
Vacant Commercial

TENURE
Freehold

BATHROOMS
x 1

A chance to acquire this commercial freehold terraced Former Day Care Centre providing deceptively spacious accommodation throughout with a great size courtyard/garden to the rear along with off road parking. The property is situated on the fringes of the vibrant and sought after coastal town of Falmouth and is within good range of a variety of local amenities, harbour and well known beaches.

A great opportunity for investors looking to start or add to their rental portfolio alongside builders who may see the potential to create one good size house or maybe a number of flats, plus those who wish to simply have a lovely family home post works, all subject to necessary consents being obtainable.

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GROUND FLOOR

Entrance vestibule, inner hall, meeting room, sitting room, disabled W.C., Kitchen and office.

FIRST FLOOR

Kitchen, three offices, sitting room and bathroom.

OUTSIDE

To the rear of the property is a good size courtyard garden predominantly patioed with a garden shed and double gates which gives access to the off road parking from the rear service lane.

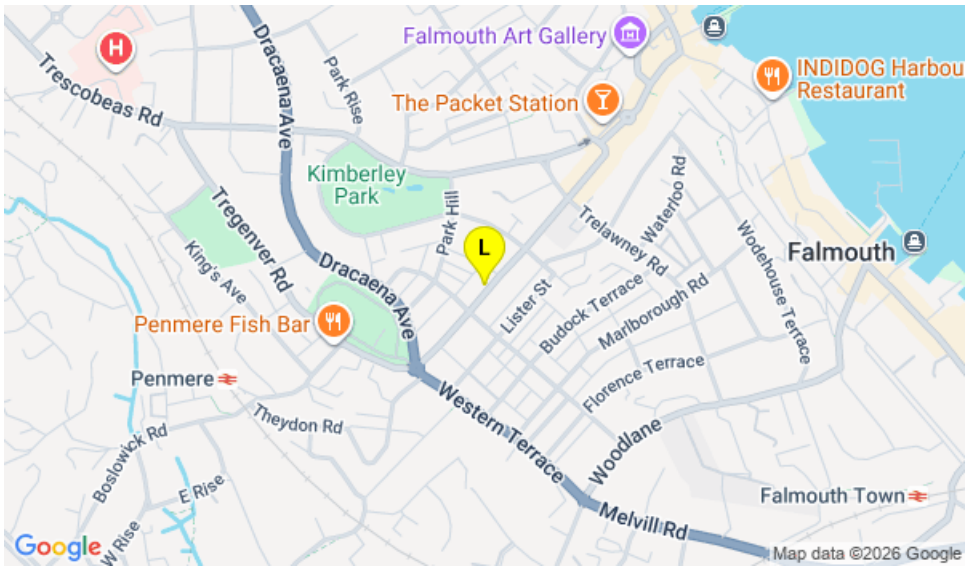
EPC RATING

D (89). Total Floor Area 148 sq.m.

LOCAL PLANNING AUTHORITY

Cornwall Council. Tel: 0300 1234 151. Website: cornwall.gov.uk.

FREEHOLD WITH VACANT POSSESSION



The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Katie Semmens/James Lofthouse
on 01392 366555

Service Providers

Click here if you are looking for a solicitor, insurance company, finance company or a property related organisation or firm

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Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

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All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to Buyers Fees

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