



Offers In Excess Of £425,000 Freehold

A large Detached Freehold premises that would make for a valuable investment opportunity, offering a variety of uses. to be sold by informal tender (sealed bids) with offers to be received in writing by Thursday 5th November 2015 at 5pm (please call for terms)

- Development/Investment Opportunity
- Approximate 6,700 Internal sqft
- Suitable for Offices
- Potential For Residential Development
- Vacant Possession
- Large Grounds
- Double Garage
- Sea And Coastal Views



Current Specification

- 18 offices/Reception rooms
- 2 Large Function Rooms
- 2 Kitchens
- 5 miscellaneous/Store Rooms
- 8 W/C's
- 1 Bathroom
- Parking for 20 + Cars
- Enclosed Rear Garden
- 2 Garages
- Outside Store Room

The Property

The young Persons Centre is situated on the main trunk road known as Mount wise and is in both a residential/Commercial area of Newquay. The dwelling offers valuable opportunities for either conversion to apartments,offices,hotel or a potential residential development site. (all subject to planning permission.)

Services

Buyer must make their own enquiries but we understand main,water, gas and electric are available.
We understand that VAT will not be chargeable on the purchase price.

Rates

Ratable value- £13,000 Per Annum.

Rates payable £6,240 Per Annum .

Terms Of Sale

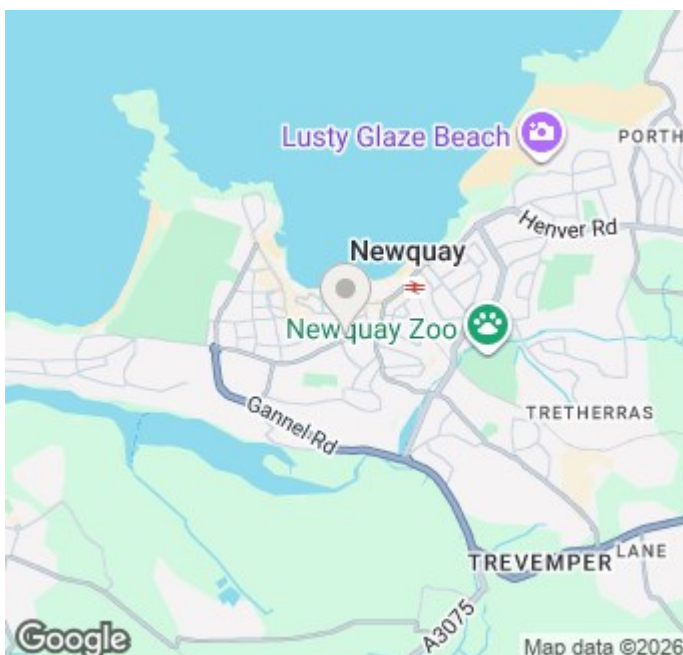
See attached terms of sale;

to be sold by Informal tender with best a final bids to be received by Thursday 5th November 2015 by 5PM.

Directions

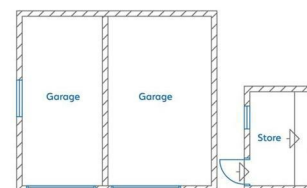
Post Code- TR7 2BJ

Head west on Henvy Rd/A3058 Go through 1 roundabout
At the roundabout, take the 2nd exit and stay on Henvy Rd/A3058
Continue to follow A3058
At the roundabout, continue straight onto Narrowcliff
Continue onto Cliff Rd
Continue onto Berry Rd
Turn right onto Mount Wise
Property is situated on the right hand side



YOUNG PEOPLE'S CENTRE

FLU

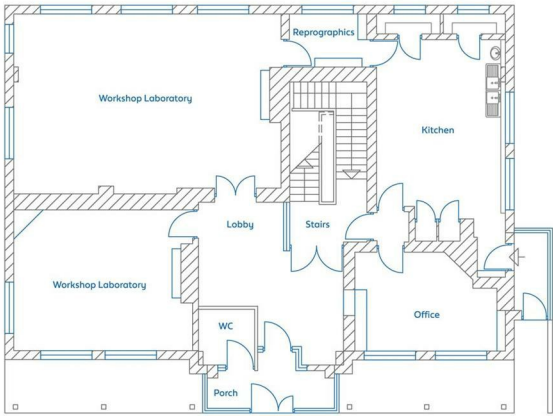


BLOCK 2 - GROUND FLOOR



NEWQUAY YOUNG PEOPLE'S CENTRE

FLOOR PLAN
NOT TO SCALE

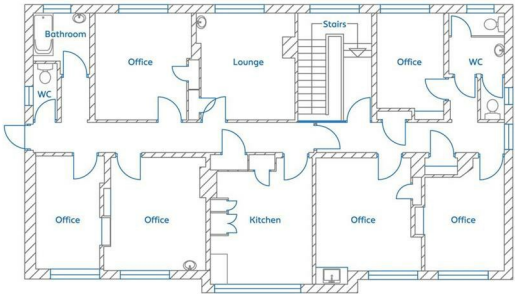


BLOCK 1 - GROUND FLOOR

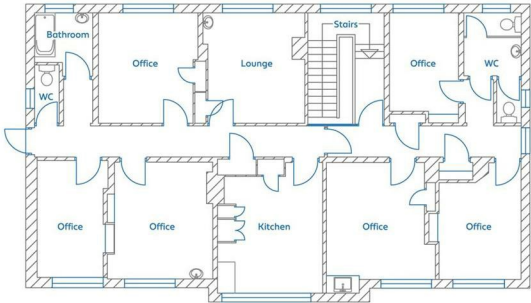
NEWQUAY YOUNG PEOPLE'S CENTRE

FLOOR PLAN NEWQUAY YOUNG PEOPLE'S CENTRE
NOT TO SCALE

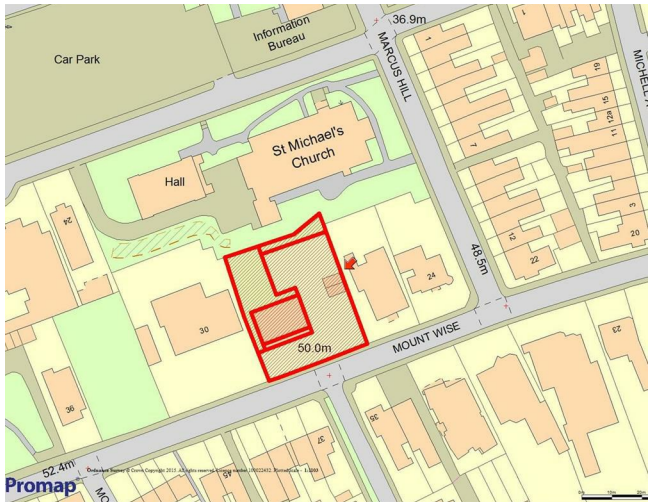
FLOOR PLAN
NOT TO SCALE



BLOCK 1 - SECOND FLOOR

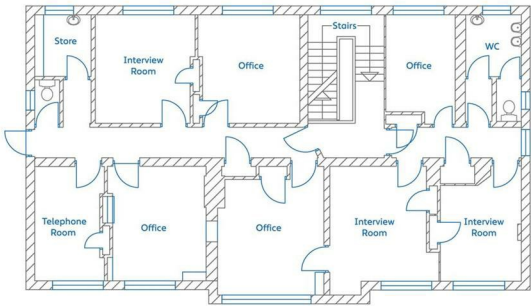


BLOCK 2 - GROUND FLOOR



NEWQUAY YOUNG PEOPLE'S CENTRE

FLOOR PLAN
NOT TO SCALE



BLOCK 1 - FIRST FLOOR