



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 Henver Rd/A3058 Go through 1 roundabout

At the roundabout, take the 2nd exit and stay on Henver Rd/A3058

Continue to follow A3058

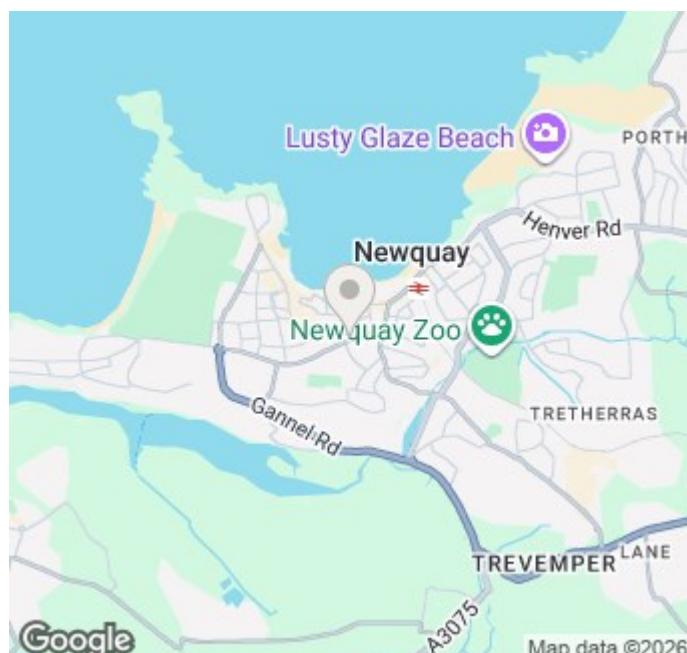
At the roundabout, continue straight onto Narrowcliff

Continue onto Cliff Rd

Continue onto Berry Rd

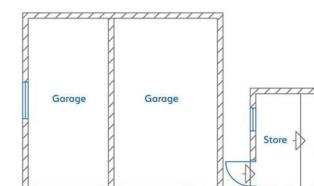
Turn right onto Mount Wise

Property is situated on the right hand side

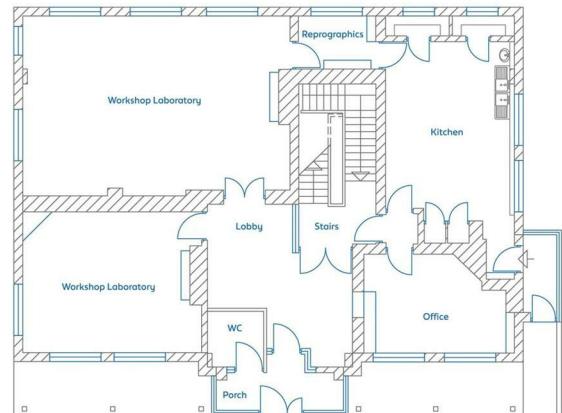


YOUNG PEOPLE'S CENTRE

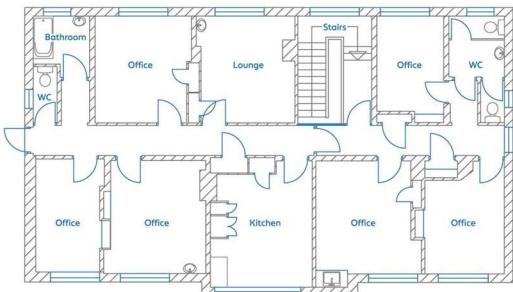
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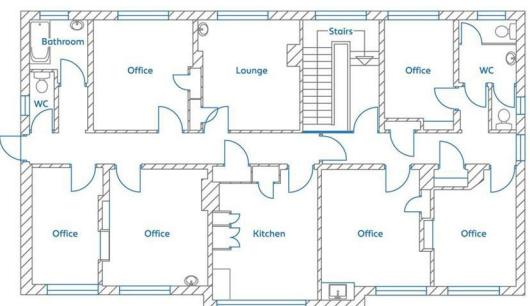
BLOCK 2 - GROUND FLOOR



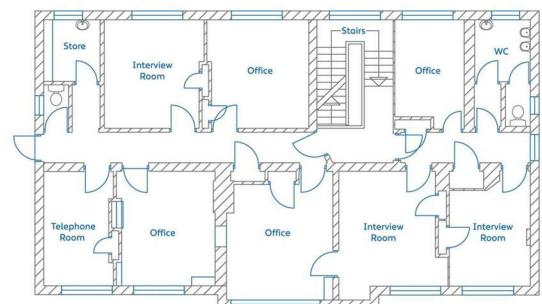
BLOCK 1 - GROUND FLOOR



BLOCK 1 - SECOND FLOOR



BLOCK 1 - SECOND FLOOR



BLOCK 1 - FIRST FLOOR