

## 219 Henvier Road, Newquay, Cornwall TR7 3EL



### **FULL REFURBISHMENT WITH LOTS OF DEVELOPMENT POTENTIAL | Stone and Cob built shed located on a residential street on the outskirts of Newquay Town with residential potential subject to planning and access with rear yard.**

- Commercial unit with lots of residential potential subject to planning and residential access
- Rear yard with vehicle access for commercial purposes
- Poor condition with remedial works required
- Private electric, water and drainage with gas supplied to the neighbouring properties

**Guide Price £69,950 Freehold**

Henver Road is located on the outskirts of Newquay Town and is very popular residentially and commercially. The property has been used and is registered as a commercial premises with the previous owner using it as a store for many years. It is a mixture of block, cob and stone construction and has a private electric supply. Water and drainage is available in the street and is connected to the neighbouring properties.

**TENURE**

Freehold

**SERVICES**

Mains Electric, water and drainage. There is gas to the neighbouring properties.

**RATES**

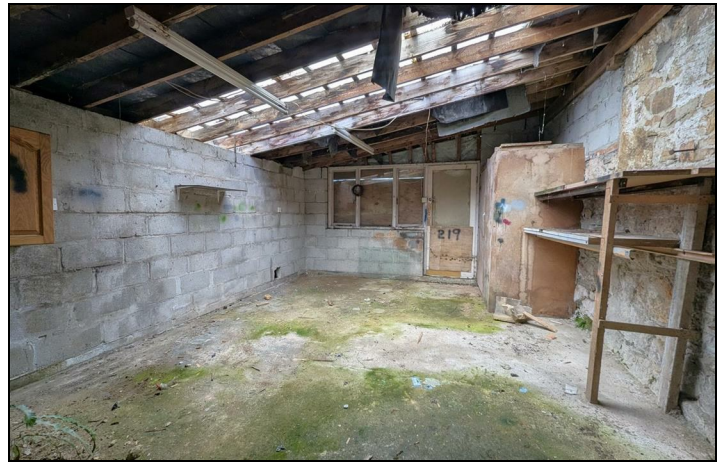
The property does not currently hold a rateable value.

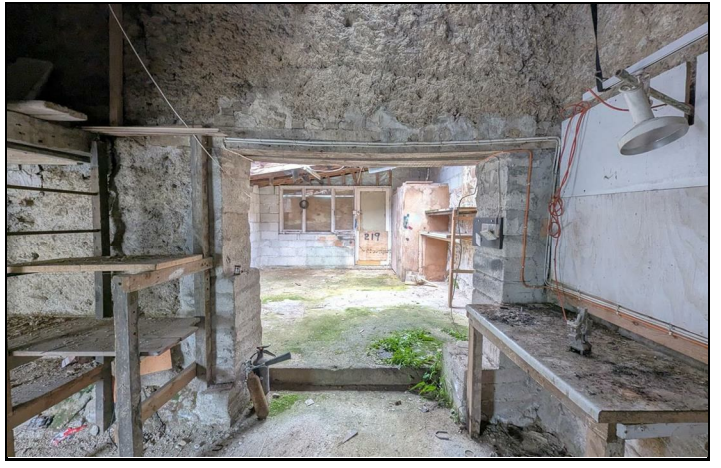
**AGENTS NOTES**

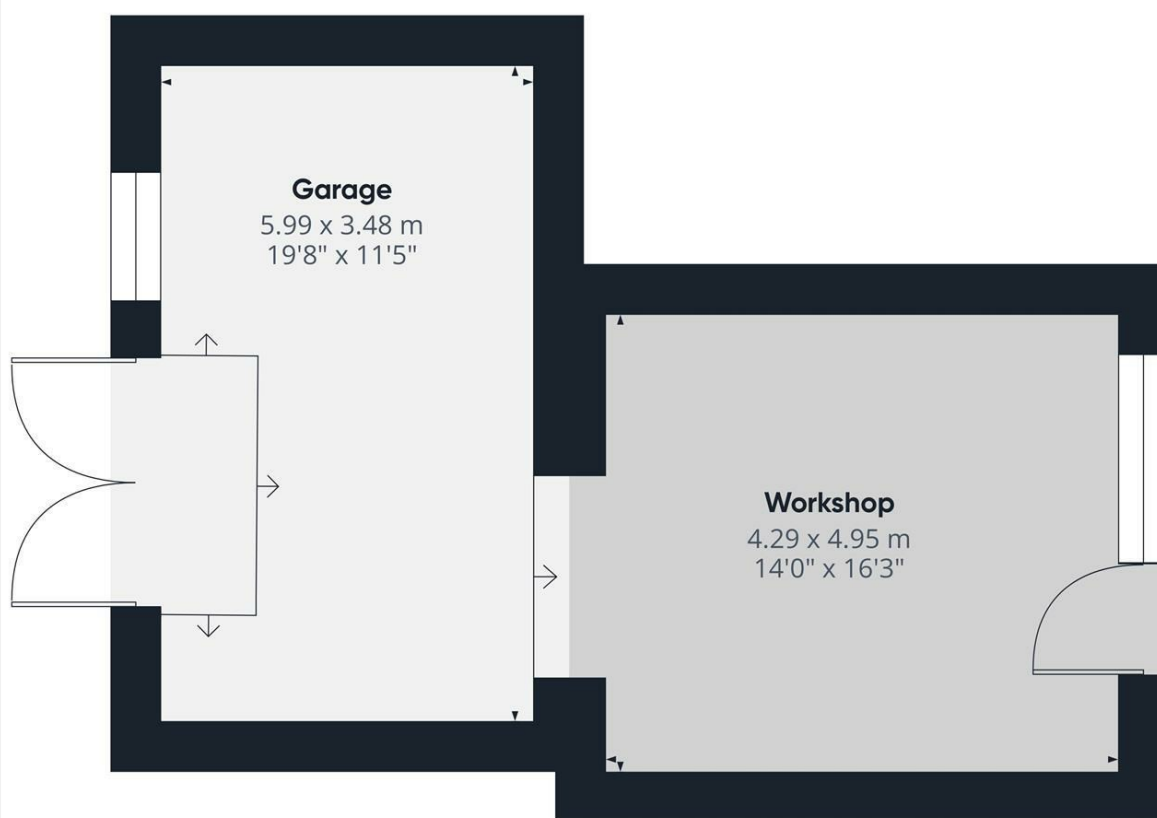
There is an access lane at the back of the property. The property and neighbouring properties exercise rights across the back and a statement of truth will be provided based on prescriptive rights of over 40 years stating access had been granted to the property without interruption for its use as a shed. This would not extend those rights to residential use and any purchaser would need to contact the owner of the lane for specific rights for this purpose.

The property falls under derelict/unusable exemption for an EPC.

The vendor is only looking for unconditional offers on the property.







Approximate total area<sup>(1)</sup>

42.7 m<sup>2</sup>  
460 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

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