

Industrial Site — Residential Development Potential St Just, Cornwall

For Sale

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On Instruction from Warrens
Bakery Ltd

**Former Bakery
Boswedden Road
St Just
Cornwall
TR19 7JP**

**1.14 Acres (0.46 Hectares)
24,203 sq. ft. (2,248.5 sq. m.)**

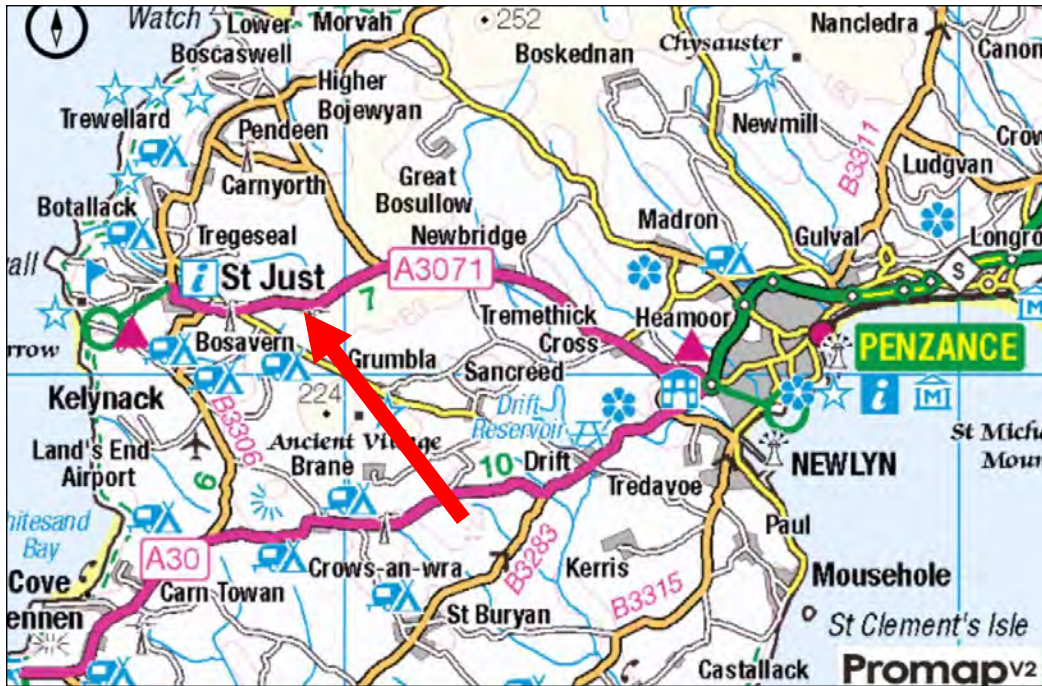
- Former bakery buildings
- Central village location
- Residential development potential, subject to planning.



Former Bakery Site, Boswedden Road, St Just, Cornwall

Location

St Just is a coastal town located in West Cornwall approximately 7.5 miles (12 km) to the west of Penzance. It has a population of just under 5,000 people which increases significantly during the summer tourist season. The town benefits from a range of shops and services including a convenience store, pubs and both primary and secondary schools.



Situation

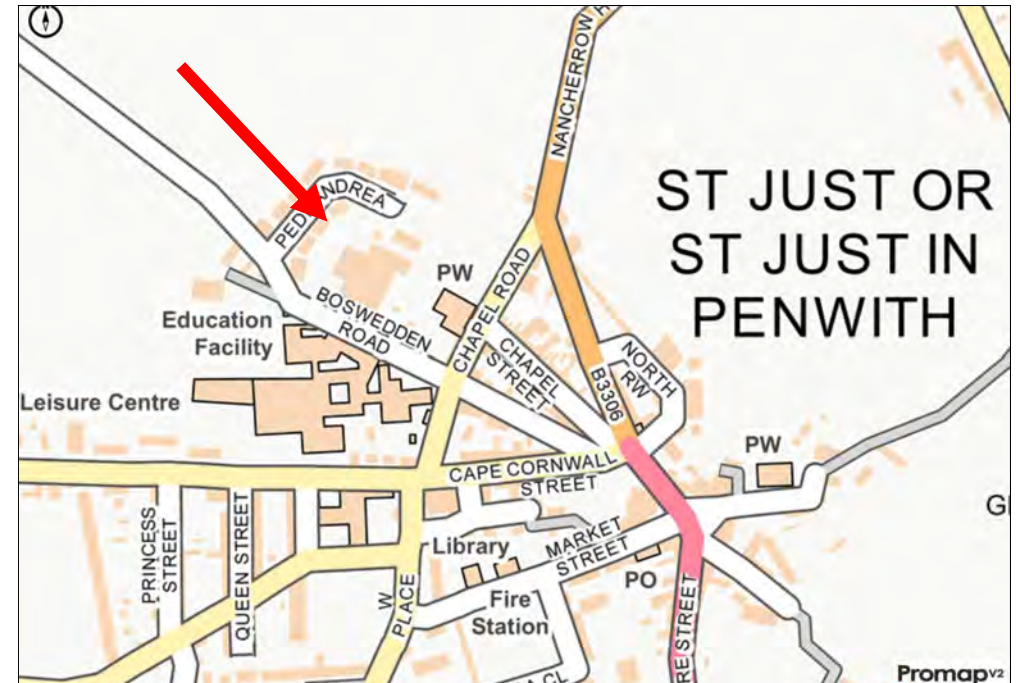
The site is situated on Boswedden Road towards the edge of the town but within walking distance of the central amenities. It is adjacent to residential use and a cemetery and opposite Cape Cornwall School.

Description

The Property comprises Industrial premises made up of a mix of production space, offices and ancillary accommodation which has been adapted and extended to suit its current use as a bakery/food production.

The original buildings are believed to have been constructed in excess of 50 years ago with various more recent additions, the most recent of which was in the last few years.

The main part of the building is a mix of amalgamated buildings linked internally to provide separate areas including refrigeration, storage, staff and office accommodation. All the production space is fitted for food preparation. There is office accommodation on ground and first floor levels all fitted to a basic standard with oil fired central heating.



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Accommodation

All measurements are approximate Gross Internal Areas.

Area	Sq ft	Sq m
Ground floor production and offices	21,233	1,972.6
First floor offices	2,970	275.9
TOTAL	24,203	2,248.5



Services

We are advised that mains electricity, water and drainage are connected to or available to the site. Further information available upon request.

Planning

The buildings are not Listed and the site is just outside the St Just Conservation Area.

Planning consent was granted under reference PA16/01254 for an extension to the existing confectionary (production) faculties on west elevation together with altered bakery (staff) entrance, additional storey and 2 storey extension to west end of existing staff facilities, over-cladding to existing front (south) elevation new security fencing to front (south) boundary to Boswedden Road and new signage. Part only of this consent has been implemented.

All interested parties should make their own further enquiries to the Planning Department of Cornwall Council on 0300 1234 151 Email: planning@cornwall.gov.uk.



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Terms

Offers are invited on a conditional (subject to planning) or unconditional basis.

Price Guide

Guide price—in excess of £500,000.

Legal Costs

Each party to bear their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement. We are advised that VAT is not chargeable on the sale price.

Business Rates

We understand from enquiries of the Valuation Office Agency website www.voa.gov.uk that the current assessment for rating purposes is as follows:

Description	Rateable Value
Factory & premises	£58,000

Interested parties should make their own enquiries to the local rating authority, Cornwall Council, on 0300 1234 171 Email revenues@cornwall.gov.uk to ascertain the exact rates payable. A change of use may trigger an adjustment to the Rateable Value.

Title

We confirm that we have not had sight of the title documentation for the property and interested parties/their legal advisors should rely on their own investigations.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

EPC

The energy performance certificate rating is D (81). The full certificate and recommendations can be provided on request.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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