

GUIDE PRICE
£150,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
22nd July 2020

SEUM

DISCOVERY QUAY

MARINA

Car Park at Discovery Quay, Cambeltown Way, Falmouth, TR11 3XA

Freehold car park investment with future development potential,
subject to planning

Bid1.

Property Summary

- Freehold car park investment
- Central location next to the Marina
- Approximately 0.09 hectares (0.24 acres)
- Future development potential (subject to planning)
- Potential income c.£16,000 per annum
- **On the instructions of the Joint Administrators**

Location

Falmouth is a popular holiday destination and port town lying on the south coast of Cornwall lying about 11 miles south of Truro and 25 miles east of Penzance. It can be accessed via the A39 and B3292, which via the A393 provide access to the A30 to the north. The town is served by three railway stations and Cornwall Airport at Newquay lies about 29 miles to the north.

Cambeltown Way runs east from Avenue Road to the south of the town centre. The car park lies on the south side of the road next to the Discovery Quay development, where occupiers include Rick Stein's Fish, Tesco Express, Pizza Express and National Maritime Museum.

Description

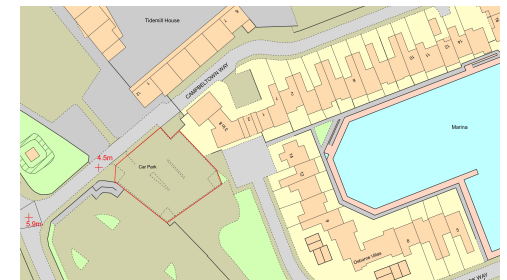
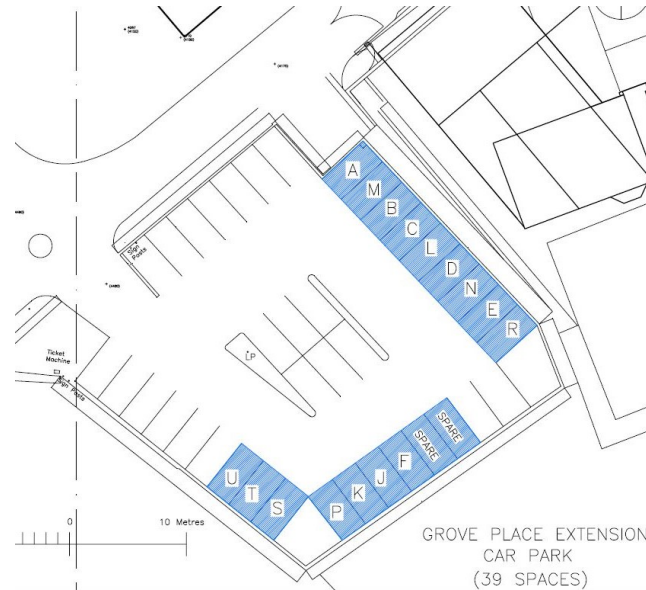
A roughly square site 0.09 hectares (0.24 acres) currently operating as a pay and display car park. The car park is arranged as 39 parking spaces, with 18 of the spaces being subject to 999 year leases to residents within Maritime House, the neighbouring residential block (highlighted blue on the site plan).

Tenancy

The car park is currently managed by Llawncro Parking Services Ltd on a license and who retain 30% of the pay and display takings as a management fee. Typically the car park generates a gross income in the region of £16,000 per annum.

Tenure

Freehold



Planning

The site may offer future development potential, subject to obtaining the necessary consents. Prospective purchasers are advised to make their own enquiries of the local planning authority. Cornwall Council (0300 1234 151) www.cornwall.gov.uk.

VAT

Refer to the legal pack

EPC

An EPC is not required

Address	Acres	Hectares
Car Park at Discovery Quay	0.24	0.09

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