



For Sale

Guide Price
£95,000

Former British Legion, Clifton Hill, Newlyn,
Penzance, Cornwall TR18 5HU

Approx. 1,195 Sq Ft
(111.04 Sq M)

Summary

- Single storey former club premises
- Located in heart of West Cornwall harbour village
- Potential to suit a variety of uses subject to any consents required
- For sale on behalf of liquidators
- Best and final bids by 12 noon Friday 3rd March 2023

Location:

Newlyn is a well-known harbour village to the west of Penzance in West Cornwall. The property is situated in the centre of the village close to a wide range of local amenities.

Penzance is the adjacent market town and boasts easy access onto the main road network via the A30 trunk road that runs through the town and connects with the M5 at Exeter. The National rail network terminates at Penzance and runs directly through to London Paddington on a daily basis. Penzance and Newlyn are well known for their links to the arts as well as being popular with locals and tourists alike.

Description:

Single storey building which is attached to adjacent commercial stores. The property is accessed via a slope and steps up from pavement level and also has a fire exit opening on to a back lane.

Internally the accommodation comprises main club area with fitted bar counter, separate male and female wc's, rear office and ancillary area and beer cellar.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Main club area	93.65	1,008
Ancillary area	9.36	101
Beer cellar	8.03	86
Total	111	1,195

Services:

We understand that mains electricity, water, gas and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

Interest parties should make their own planning enquiries of Cornwall Council.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £2,700. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value increase to £3,900.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is for sale on a freehold basis; the freehold flies over other premises below. A copy of the conveyance is available to interested parties on request.

Best and final offers are requested no later than 12 noon on Friday 3rd March 2023. The best and final bids form is attached to these particulars.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

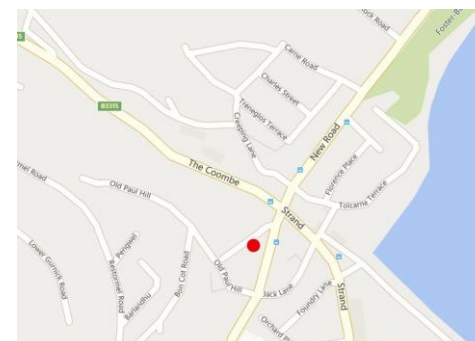
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Morwenna Pound

Tel: **07917 916546**

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Alan Treloar

Tel: **07841 150 714**

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Chris Price

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Email: chris.price@pactproperty.co.uk

Truro Office

Walsingham House, Newham Road, Truro,
Cornwall, TR1 2DP







Property Address
Former British Legion, Clifton Hill, Newlyn, Penzance, Cornwall

Ref: 108822
Date: 02/02/2023

Informal Tender Form

To be received (sealed) before **12 noon on Friday 3rd March 2023**, clearly marked:
'FAO Alan Treloar, Tender for Former British Legion, Clifton Hill, Newlyn, Penzance, Cornwall'.

Conditions:

- The vendors do not undertake to accept the highest or any other offer.
- Offers must be for a fixed sum and not escalating amount, (ie '£5 more than other offers')
- The successful bidder will be expected to exchange contracts within one month of acceptance of their bid, unless otherwise agreed.
- Offers sent by email or received after the stipulated time and date will not be considered.
- This form must be completed in full and any supported information requested attached.
- All offers are subject to contract.

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

Offer amount (figures and words): £..... (.....Pounds)

Financial position

A cash purchase	YES / NO	If yes, please attach proof of finance.
Subject to a loan or mortgage	YES / NO	If yes, see question below.
If subject to a loan or mortgage, do you have an Agreement in Principle?	YES / NO	If yes, please attach a copy.

Solicitor's details:

Name:

Company Name:

Contact number: Email:

Truro Office:
Walsingham House,
Newham Quay, Truro,
Cornwall, TR1 2DP

The South West Specialists | www.vickeryholman.com

Truro Office:
t: 01872 245600

Plymouth Office:
t: 01752 261811

Exeter Office:
t: 01392 203010





Is there anything else we should be aware of?

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I confirm that I have answered fully and honestly to the best of my knowledge and have read and agreed to the conditions overleaf.

Signature:

Dated: