



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Guide Price
£1.5m

Former foodstore site, Western Promenade Road,
Wherrytown, Penzance TR18 4NP

0.53 Hectares
(1.31 Acres)

Summary

- Seaside location with views across Mounts Bay
- Offers significant potential for development subject to consents being obtained
- BEST AND FINAL OFFERS by 5pm Thursday 11th July 2024
- Subject to planning offers will be considered

Location:

A rare opportunity to acquire a potential development site or premises for occupation in an attractive location on Penzance Promenade.

Nearby land uses are a mix of retail, residential and recreational - the town's rugby ground being to the rear of the site.

Penzance is well known as the retail, administrative, social and cultural centre for the western part of Cornwall. The town has an attractive coastal outlook across Mounts Bay and is the terminus for the main line railway network.

Description:

Prominent site previously occupied by Lidl who relocated to a larger store on Western Promenade.

The site has been cleared of the former foodstore which has been demolished to the floorslab.

The site benefits from a seaside location overlooking Mounts Bay and offers significant potential for development subject to consents being obtained.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	Ha	Acres
Total	0.53	1.31

Services:

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

Planning:

The site is identified in the Cornwall Site Allocations DPD Proposals Map as PZ-M3 as a site suitable for a mixed-use development.

Please refer to the Cornwall Council DPD document.

The site is identified as within a flood zone 3 area so the design of a development will need to accommodate this.

Terms:

BEST AND FINAL OFFERS ARE INVITED no later than 5pm Thursday 11th July 2024. Guide price £1.5m.

Offers that are subject to planning will be considered based on the track record of the developer and proposals for the site. Unconditional offers will also be welcome.

A second parcel of land nearby is also for sale on behalf of the same client at Alexandra Road, Penzance. Interested parties are encouraged to make proposals that cover both opportunities.

The property is being sold by Lidl and future uses of the site will be restricted to non-competing trades / development.

Legal fees:

Each party will be responsible for their own legal fees incurred 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

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