

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

Alan Treloar

Tel: **07841 150714**

Email: atreloar@vickeryholman.com

Truro Office

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

Property Address

Date: 04/07/2024

Former Foodstore Site, Western Promenade Rd, Wherrytown, Penzance TR18 4NP

Best & Final Bids Form

To be received no later than 5:00pm on Thursday 11th July 2024 by email, clearly marked:

FAO Alan Treloar- Best and Final Bid for Former Foodstore Site, Western Promenade Rd, Wherrytown, Penzance TR18 4NP

Conditions:

- The vendors do not undertake to accept the highest or any other offer. All offers will be considered on their individual merits.
- Offers must be for a fixed sum and not an escalating amount, (i.e. '£5 more than other offers')
- The successful bidder will be expected to exchange contracts as soon as possible following the acceptance of their bid.
- Offers sent by email or otherwise received after the stipulated time and date will not be considered.
- This form must be completed in full and any supporting information requested attached.
- All offers are subject to contract, and offerors must make clear any other conditions.

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

Freehold offer amount (figures and words): £..... (.....Pounds)

Financial position

If this will be a cash purchase, please attach proof of finance.

If this purchase is subject to a loan or mortgage, please attach a copy of your Agreement in Principle.

Other Conditions

Please outline any conditions that your offer is subject to and timescales in which you expect to satisfy those conditions, including planning if that is relevant.

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Intended Use

Please provide details of your intended use for the property.

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Due Diligence Undertaken

Please provide details of due diligence undertaken with respect to this opportunity.

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Track Record

Please provide details of your track record including examples of similar transactions which have been successful.

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Solicitor's details:

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

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 herein.

Signature:

Dated:

