

For Sale

Guide price £2m for the freehold

Hulls Lane, Falmouth, Cornwall TR11 3HL

0.75 Acres
(0.3 Hectares)

Summary

- Exceptional opportunity
- Town centre potential development site
- Approximately 0.75 acres
- Very short walk to waterside and town centre
- First time on market for many years

Location:

Falmouth has a resident population of around 24,000 (Cornwall County Council Socio Economic Statistics for Cornwall, 2021) and lies approximately 12 miles from Truro, Cornwall's capital. Falmouth is a very popular residential location for a host of reasons including the coastal location, vibrant town centre and good communications having a branch line to Truro.

This site is located in the heart of the town centre within a very short distance of the waterside. Although set in amongst largely residential surroundings the attractions and amenities of Falmouth town centre are all very nearby.

There are two access points of access, one from Hulls Lane to the north west and another from Arwenack Avenue to the South.

Description:

The premises have been owned and used by the vendors for many years as warehousing and stores for their landmark retail store located nearby on Arwenack Street. Due to a streamlining of operations Hulls Lane is now going to be available with vacant possession around September 2025 or sooner should a buyer require earlier completion.

Located on the irregular shaped site are a series of different buildings used for various storage and ancillary purposes which are now going to become redundant. These buildings total approximately 1,819 sq m (19,580 sq ft).

To see an aerial video showing the site in its general location please see the link <https://youtu.be/BFG9Noj-xs>

Accommodation:

All areas are approximate and measured from the Edozo mapping system.

	sq m	sq ft
Total	0.3	0.75

Services:

We understand that mains electricity, water 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:

TBC

Planning:

Interested parties should make their own planning enquiries. The site lies within the Falmouth Conservation Area

Terms:

The freehold is available for sale. Guide price £2m.

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.

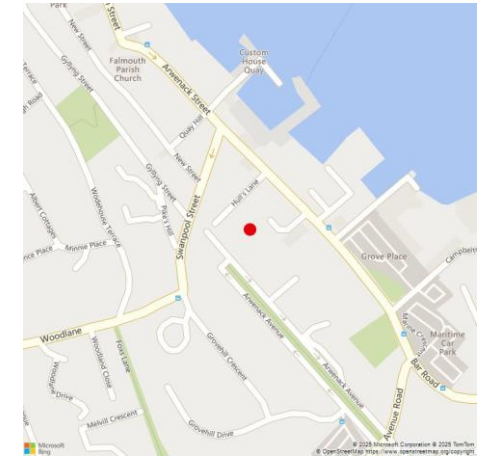
VAT:

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

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Truro Office

Tel: **01872 245600**

Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP





created on **edozo**

Plotted Scale - 1:1,250