

WESLEY CHAPEL 1843

**For Sale**

Guide price **£1.6m**

The Old Chapel, Chapel Road, Tuckingmill,  
Camborne, Cornwall TR14 8QX

8,947 sq ft  
(831 sq m)





## Summary

- Substantial Former Chapel
- Stylishly converted into apartments and commercial use
- 13 attractive apartments on upper 3 floors
- 3 commercial units on lower ground floor
- Current income approximately £114,000 per annum
- Potential for further development
- Ample car parking

## Location:

The property is in a prominent location in Tuckingmill on the eastern fringes of Camborne close to the Tolvaddon A30 junction. Local and regional communications links are good from this location and there are a wide range of amenities nearby. There has been significant regeneration in the area and this continues with new housing being built on land nearby.

The Camborne/Pool/Redruth conurbation is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census).

## Description:

An exceptional property opportunity that includes a substantial Grade II Listed former chapel, converted but still featuring original architectural details and character.

The property currently comprises three commercial units alongside 13 residential apartments, all of which combine to provide a significant income.

In addition to the main chapel building is land which has residential development potential.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis for commercial and gross internal for residential.

	sq m	sq ft
Commercial Unit 1 (LGF) – Aztec Holdings Ltd	65.29	703
Commercial Unit 2 (LGF) – Contract Floorings Holdings Ltd	39.99	430
Commercial Unit 3 (LGF) – Aztec Communications Ltd	71.07	765
<b>Commercial Total NIA</b>	<b>176.35</b>	<b>1,898</b>

	sq m	sq ft
Apartment 1 (GF) 2 bed	50.09	539
Apartment 2 (GF) 2 bed	41.09	442
Apartment 3 (GF) 1 bed	41.35	445
Apartment 4 (GF) 1 bed	54.86	590
Apartment 5 (FF) 2 bed	58.82	633
Apartment 6 (FF) 2 bed	65.27	703
Apartment 7 (FF) 1 bed	57.61	620
Apartment 8 (FF) 1 bed	47.65	513
Apartment 9 (SF) 1 bed	45.98	492
Apartment 10 (SF) 1 bed	45.91	494
Apartment 11 (SF) 1 bed	50.22	540
Apartment 12 (SF) 1 bed	47.72	514
The Chancery (split level) 1 bed	48.97	524
<b>Residential Total GIA</b>	<b>655.54</b>	<b>7,049</b>

## 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. Each unit is separately metered for electricity and water. There is a meter room located to the rear of the lower ground floor with separate external access.

## EPC / MEES:

The commercial parts are assessed as TBC. The residential apartments have assessments ranging from TBC. EPC's are commissioned and will be available on request.

## Planning:

Grade II Listed building granted various consents for conversion between 2009 and 2012. There is potential for residential development in the grounds – see previous application PA20/10107 – consent for the development of three dwellings.

Note there is evidence of Japanese Knotweed on the development land which will need to be dealt with prior to development taking place.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Values are : -  
Unit 1 £8,100  
Unit 2 £7,400  
Unit 3 £3,700  
Stores £2,050

The apartments are all assessed as being Council Tax Band A.

## Terms:

The freehold of the property is available subject to the commercial and residential tenancies. Please note that Flat 12 has been sold off on a 999 year lease.

The current income is approximately £103,500 from the AST lettings on the residential apartments. The commercial rental income is £10,500 per annum.

More information on individual lettings can be made available to interested parties.

## 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 150714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

**Evelyn Ferris**

Tel: **07553 823176**

Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)







