

For Sale

Guide price £750,000 for the
freehold interest

Whites Warehouse, 25 Foundry Square,
Hayle, Cornwall TR27 4HH

3,762 sq ft
(355.34 sq m)



Summary

- Landmark Listed building
- Successful long term tenant on ground floor
- Two open plan upper floors
- Host of period features create an exceptional workspace
- Conversion potential on upper floors subject to planning if preferred
- Off street parking to the rear

Location:

Hayle is an attractive town with a strong industrial heritage and within walking distance of some of Cornwall's most stunning beaches making it a popular residential and holiday location.

The nearby train station makes the town centre very accessible for visitors traveling to the town for work or pleasure and the popular coastal destination of St Ives, noted for its culture, harbour and townscape is only a short distance away.

See video by opening link [here](#)

Description:

White's Warehouse is a notable landmark in Hayle, known for its prominent architectural style. It has been a successful base for creative businesses for over 20 years as well as home to Salt on the ground floor, a long established tenant trading as a popular café / bar.

The Grade II Listed building retains many historic features and has a grand stone façade with fine brickwork creating openings including a notable arched window and old warehouse loading doors on the first and second floors.

As well as a host of period features the property was significantly refurbished around 20 years ago; there is a lift to the upper floors and first and second floors have a kitchen and wc facilities so are suitable for separate lettings if required.

There is a useful yard/ parking area to the rear of the building.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a Net Internal basis (NIA).

Approx	sq m	sq ft
Ground floor café/ bar	95.43	1,027
Lobby to upper floors	19.18	144
First floor	113.73	1,224
Second floor	113.99	1,227
Mezz stores	13.01	140
Total	355.34	3,762

Note that the overall Gross Internal Area is 428.99 sq m (4,618 sq ft) when areas such as wc's, stairwell, landing and lift are included (these are excluded for NIA).

Services:

It is understood 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:

Ground floor D (86)
Upper floors E (108)

Planning:

The property is Grade II Listed. For further planning enquires please contact Cornwall Council planning department.

Business rates:

From a visit to the valuation office website www.voa.gov.uk we understand that the current rateable values are as follows: -

Ground floor £19,000 billing authority reference 25060540025010

First floor £10,000 billing authority reference 25060540025031

Second floor £10,000 billing authority reference 25060540025032

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

Terms:

The freehold of the property is available with vacant possession of the upper two floors and subject a lease to long term tenants on the ground floor.

Ground floor rental currently £22,000 per annum; over 12 years unexpired on current lease.

Legal fees:

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

Money laundering:

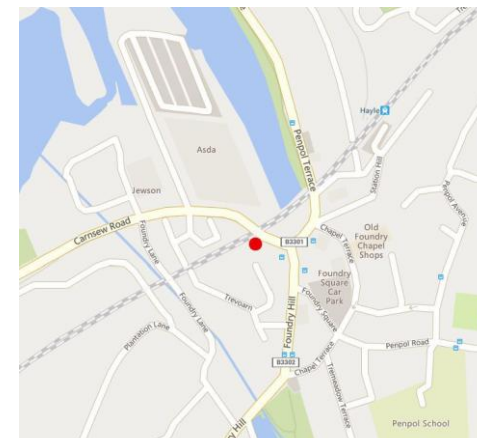
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property is not elected for VAT and therefore will not be applicable to the price.

Further information and viewings:

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



CONTACT THE AGENT

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