

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**£100,000 Guide price**

Mount Charles Social Club, Clifden Road,  
St. Austell, Cornwall, PL25 4NX

5,221 Sq Ft  
(485 Sq M)

## Summary

- Former social club
- Freehold for sale
- Best offers by 10<sup>th</sup> July 2026
- Guide price - £100,000
- Opportunity for various uses (STPP)

## Location:

The property is accessed from Clifden Road, close to the bridge over the train track. The A390 is nearby which provides access to the rest of Cornwall.

## Description:

The property was previously used as a social club. Comprising of ground floor accommodation, there is a reception area with toilet facilities which provides access to the two separate function rooms, each with their own bar. One of the function rooms has a dance floor and direct access to the kitchen area. There is also a cellar and office / storage space within the building. Externally there are two storage buildings, which have not been inspected.

The property would suit a variety of different uses (STPP), which could also include residential development.

## Accommodation:

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

	sq m	sq ft
<b>Total</b>	485	5,221

## Services:

We understand that mains water and drainage are connected to the property however these services have not been tested by the agents. The electricity supply has been disconnected by the supplier. Interested parties should make their own enquiries.

## EPC / MEES:

Awaited.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £18,000, therefore making the approximate Rates Payable £7,776 per annum for 2026/27. If the occupier qualifies to use the Retail, Hospitality and Leisure multiplier then their rates payable may be less.

Interested parties are advised to confirm the rating liability with Cornwall Council.

[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. The property will be sold by an informal tender process, with the closing date for offers being **10<sup>th</sup> July 2026**. Please see the information required overleaf.

## Legal fees:

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

## Money laundering:

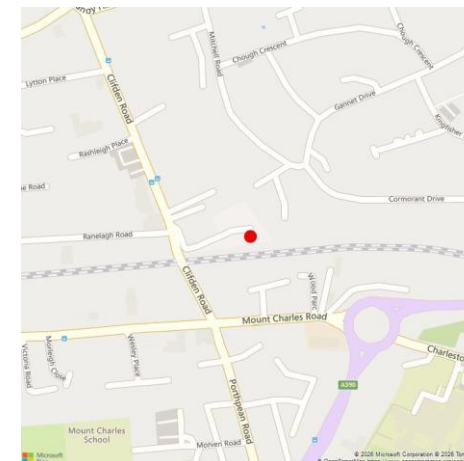
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

## 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

**Evie Ferris**

Tel: **07553 823176**

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

**Joanne High**

Tel: **07525 984443**

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

**Truro Office**

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

The property encompasses all of the land edged red on the title plan, excluding the land edged green, as per plan B.

The mines and minerals are excluded from the property together with rights of winning and working the land.

**Rights the Property is subject to:**

- Unrestricted rights for neighbouring landowners to build on the neighbouring land
- Rights for neighbouring landowners to use service media laid or passing through the
- Property for the passage of services
- Rights for neighbouring landowners to enter the Property to repair, maintain and connect to the service media mentioned above, and to maintain and repair buildings on the neighbouring land
- A right of way on foot over the footpath shown blue on the plan A
- A right of way with or without vehicles over the accessway shown coloured green
- Rights of way with or without vehicles over parts of the forecourt and such other parts of the Property as are necessary for neighbouring landowners to access their land.

**Restrictive covenants the Property is subject to:**

- Not to do anything to cause nuisance to any neighbouring land
- Not to permit or do anything which may impede the flow of services to the adjoining land
- Not to permit or do anything to obstruct or damage the footpath shown in blue or accessway coloured brown or coloured green on the above plan, and not to park vehicles in such areas
- Not to obstruct any part of the Property which is giving access to neighbouring land
- Maintain and keep the area shown coloured green on the above plan in good repair and paved, and to maintain walls and fences along the boundaries
- To contribute towards the maintenance costs of the accessway shown coloured yellow on the title plan and all services

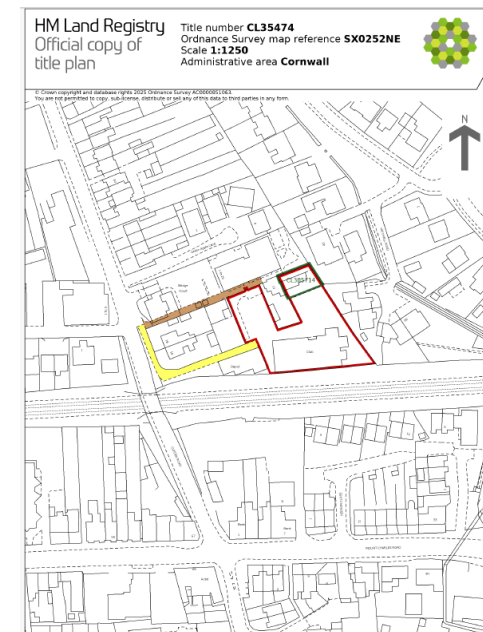
**Rights benefitting the Property:**

- Rights to use service media laid or passing over neighbouring land for the passage of services
- Rights to enter neighbouring land to maintain service media benefitting the Property
- A right of way on foot only over the land tinted brown on the title plan, and with or without vehicles over the land tinted yellow.

**Plan A**



**Plan B**





**BEST BIDS INVITED – FRIDAY 10<sup>TH</sup> JULY 2026**  
**SUBJECT TO CONTRACT**

**Mount Charles Social Club, Clifden Road, St. Austell, Cornwall, PL25 4NX**

All bids should be made (in writing) to us **no later than 12pm on Friday 10<sup>th</sup> July.**

Please email your bid information to Joanne High [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

Your bid **must** be received by us no later than the date and time specified above and the subject line of the email must state:

**“Tender for Mount Charles - not to be opened prior to 12pm on 10<sup>th</sup> July”.**

Your offer should include the following information:

- 1) Full name, address and contact details of the intended purchaser and the entity in which you will purchase the property.
- 2) Price you are offering.
- 3) Name, address and contact information of your solicitor including the individual who would deal with the matter.
- 4) Details of how you intend to finance the purchase and evidence that suitable means are in place to enable you to proceed in the event of your offer being accepted.
- 5) Details of any conditions attached to the offer or confirmation your offer is unconditional.
- 6) Timescales for exchange and completion.

In asking for best and final bids in this manner our client is not obliged to accept the highest or any other offer for the property. Your offer should not be connected in any way to any other offer that may be made for the property.

The successful bidder will be asked to complete Money Laundering checks prior to Heads of Terms being issued.

Should you have any queries please contact:

**Joanne High**  
**COMMERCIAL AGENCY DEPARTMENT**

M: 07525 984443

E: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)