



St Blazey Road Guide Price £175,000 Freehold

For formal tender is this former Chapel which has been renovated to create a good sized office/ workshop space in an up and coming area in Par.

The formal tender date has been set for ?? 2011. All tenders are in a sealed envelope and clearly marked "The Old Chapel, Par".

MILLER & SON

www.millerson.com

Powell Chapel, The New Chapel, St Blazey Road, Par, Cornwall, PL24 2HY

Guide Price £175,000 Freehold

SITUATION

Situated in Par on St Blazey Road is this once former chapel that has undergone substantial refurbishment in recent months. The property was previously used by Powell Craft as offices and for storage and distribution of goods and still has this use. Alternatively there is the potential for a change of use to retail or residential but recommend that all interested parties make their own enquiries with Cornwall Council.

The Chapel is situated on a busy road that is frequently used and is in a good prominent location. Par is an area that has undergone development to enable it to become a good business hub for St Austell. Par also boasts a good range of local village amenities including numerous shops and pubs and doctors surgery.

ACCOMMODATION GROUND FLOOR

The ground floor of the chapel is laid out as open plan with partitions and could be used for a variety of uses. The space comprises of entrance/reception area, open plan office space measuring approximately 1,617sqft (150sqm), kitchen with stairs leading to first floor.

FIRST FLOOR

The office area on the first floor consists of two smaller store rooms, two toilets and an open plan office measuring 431 sqft (40sqm) which is of a good size to accommodate a medium sized business.

OUTSIDE

To the side of the property there are 3 off road parking spaces and two more off road spaces to the front of the chapel.

EPC

An EPC has been instructed for this property and will be updated once it is received.

FORMAL TENDER

If interested in submitting a tender then please contact our office and we will be able to send you an informal tender form. Your best offer is to be submitted on this form and received at the office of Miller and Son, Comprigney House, Comprigney Hill, Truro, Cornwall TR1 3EF by ?? 2011. It should be sealed in an envelope and clearly marked "The Old Chapel, Par".

You should also enclose confirmation from your bank, building society or other financial institution as to the funds that they are prepared to provide if your best offer is accepted and evidence that you are able to supply the balance of the purchase monies from your own resources.

Your offer is to be made subject to contract and any other conditions on which it is made are to be specified on the Tender form. Any offers sent by fax will not be considered and may well

invalidate any offer received in a sealed envelope due to a potential breach of confidentiality.

The vendor reserves the right not to accept the highest or any offer made.

VIEWING

Strictly through the vendors agents, Commercial Office, Comprigney, Comprigney Hill, Truro, Cornwall, TR1 3EF.

Tel: 01872 277794.

Web:

www.millerson.com and
www.businessesforsale.com

Email: comprigney@millerson.com

REF: COM100006



To arrange a viewing please contact

Miller & Son

Tel: 01872 277794

Email: truro@millerson.com

Property Misdescription Act 1991

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property neither in legal title nor in the fabric and structure of any property.

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