



## Praze an Beeble Guide Price £175,000 Freehold

This site is in a good prominent location for the village of Praze an Beeble situated near Camborne. The existing property consists of workshop and office a further workshop and garage spray booth.

The property has the added benefit of an extant planning permission for an additional good size workshop with the footings already in situ.

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# Jays Gate, Praze Forge, School Road, Praze An Beeble, Camborne, TR14 0LB

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### LOCATION

The property is situated in the delightful village of Praze an Beeble some three miles from Camborne Town and five miles from Helston. The village has a local shop, cafe, pub, bakery and post office and a new doctors surgery adjoining this site. This unit is situated just off the village centre and in a good prominent location.

### SITUATION

The present owner has owned the site for fourteen years and is now looking to retire from this industry. The site measures in total 0.12 acres and has a good road frontage of some 29 metres. The site consists of several separate buildings from 2 workshops, spray booth/ office and a smaller unit.

### ACCOMMODATION (All dimensions are approximate)

#### Main Workshop - (15.9m x 6.2m)

The main workshop we believe was once the old telephone exchange. This workshop has three pedestrian doors, one at either end of the building and is laid out as one open plan area. The site has the benefit of 3 phase electricity.

#### Office - (2.6m x 7.3m)

Off the main workshop there is a single storey potacabin office with good source of natural light. This has been fitted with all the necessary internet cabling and power points.

#### Workshop 1 - (4.3m x 6.3m down to 2.73m)

This unit has a steel sliding door, it is of block construction and is a useable space.

#### Garage/ Spray Booth - (2.6m x 5.2m)

A prefabricated single block garage that has been used for a spray booth in the past. The unit has 3 phase electricity. This end of the site does have a separate access.

#### New Build Workshop - (6.6m x 12.7m) eave height 5.5m

This has a planning permission granted and is now extant as the footings and slab have already been put in. This new build opportunity when complete would allow the possibility of sub letting this unit or utilising it with the existing property.

### DEVELOPMENT POTENTIAL -

The site sits within the development envelope for Praze and therefore it is felt that the site has residential potential subject to obtaining the necessary planning consents. It is felt that the site could accommodate a terrace of 2 and 3 bedroom properties or possibly two good size 4 bedroom detached units with garages. Applicants expressing an interest in the site are advised to contact the Planning Department to ascertain the likelihood of approval for their particular use of the site.

### SERVICES

Three phase electricity is laid to the property. Drainage is mains drains, water is a mains supply.

### RATING

£400 per year. [www.voa.gov.uk](http://www.voa.gov.uk)

### VIEWING

Strictly through the vendors agents, Commercial Office, Comprigney, Comprigney Hill, Truro, Cornwall, TR1 3EF. Tel: 01872 277794. Web: [www.millerson.com](http://www.millerson.com) and [www.rightmove.co.uk](http://www.rightmove.co.uk). Email: [comprigney@millerson.com](mailto:comprigney@millerson.com)

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To arrange a viewing please contact

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