

Essa Boutique, West End,  
Marazion, Cornwall, TR17 0EL

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**ESSA BOUTIQUE, WEST END, MARAZION, CORNWALL, TR17 0EL**

**GUIDE PRICE £480,000 FREEHOLD**

All serious offers considered.

The property enjoys an excellent trading location in the centre of the historic harbour side town of Marazion which has about 1,000,000 visitors a year to St Michael's Mount. Just a few yards from the slipway and miles of sandy beaches, the premises on offer was an award-winning restaurant with a first floor former two bedroom flat. The property lends itself to either a simple reconversion of the first floor to provide living accommodation or similarly could continue as a two-storey commercial premises.

The property was originally The Clipper Café and at present is a commercial shop but would be suitable for a number of uses subject to any necessary planning permissions. Marazion is one of the most visited places in Cornwall with the attraction of St Michael's Mount being a National Trust treasure and the potential to provide a lucrative second income with the flat and/or a second business outlet above is enormous. The first floor could easily revert back to a self-contained apartment (subject to any necessary permissions) offering great scope and having sea views to St Michael's Mount.

Properties in this location very rarely become available and this one in particular represents an excellent opportunity.

**DOORS FROM WEST END LEAD TO**

**OPEN PLAN AREA** 33' 0" x 18' 0" narrowing to 11' 0" (10.06m x 5.49m - 3.35m) Loosely divided into two with solid oak flooring, exposed granite walls and many areas of interest, handmade iron staircase rising to either present extended restaurant/other business or former flat.

**TOILET** With low level suite, two wash basins, tiled floor.

**KITCHEN** 17' 4" x 9' 0" overall (5.28m x 2.74m) With sink.

**ADJOINING UTILITY ROOM / PREP ROOM** 6' 7" x 6' 1" (2.01m x 1.85m) Door to the outside, plumbing for dishwasher, independent stairway access to upstairs if used as a flat.

**FIRST FLOOR** Former flat which could easily be adapted if required.

**AREA ONE** 17' 0" x 12' 0" (5.18m x 3.66m) Semi open plan to:

**AREA TWO** 17' 9" x 11' 0" (5.41m x 3.35m) Two windows with lovely views to St Michael's Mount and across the bay.

**KITCHEN** 11' 10" x 8' 0" (3.61m x 2.44m) Integral sink unit with adjoining work surface, range of base cupboards.

**INNER LANDING** Storage cupboards.

**SEPARATE W.C.** Low level suite, wash hand basin.

**UTILITY ROOM** With plumbing for washing machine, door to outside.

**OUTSIDE** To the rear of the property there is a flat roof with galvanized steel fire escape to the ground where there is an enclosed rear courtyard with courtesy rear access.

**DIRECTIONAL NOTE** Upon entering Marazion, continue just past the traffic calming scheme where the property is prominently located on the left hand side.

**CEPC:** D

**COUNCIL TAX BAND:** Rated for business use.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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