



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

FOR SALE - Offers in the region of £295,000

Captain Cutters, 52 Chapel Street, Penzance, TR18 4AF

- Attractive Grade II listed retail/residential property with character
- Vacant Possession from January 2024
- Retail accommodation with 2 separate retail units, kitchenette and storage at 537.12 sq. ft (49.9 sq. m)
- Self-contained 1-bedroom first floor flat with open-plan kitchen/dining/living space
- Chapel Street offers curio shops, antique shops, restaurants, the Bakehouse Lane shopping arcade, art galleries and the famous Admiral Benbow Pub
- 0.5 miles from Penzance Railway Station, 1 mile from the A30, 27 miles from Truro and 42 miles from Newquay Airport

Viewing by prior appointment with:
Tim Smart

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t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Penzance is the main commercial centre for the West Penwith Peninsula with a range of shops such as Seasalt Clothing and Boots, pubs and restaurants. Pubs and restaurants in close proximity include The Turks Head Inn and The Admiral Benbow Pub. In addition there are amenities to satisfy all, including beauty and hair salons, schools, banking and leisure facilities, such as a cinema and a geothermal bathing pool half a mile from Captain Cutters. There is a main line railway terminal just half a mile from Chapel Street, which connects Cornwall to London Paddington. Newquay Airport, which connects to London Heathrow, is 42 miles. The City of Truro is 27 miles and the A30, Cornwall's main arterial route, is 1 mile. Penzance Harbour located opposite the subject units is the most westerly major harbour of the English Channel and Scillonian services operate to the Isles of Scilly which lie 28 miles beyond Lands End. There is also a helicopter service to the Isles of Scilly which operates from Penzance Heliport, Long Rock 1.8 miles away.

History

Chapel Street is Penzance's oldest street which is rich in history and is home to a mix of attractive buildings and local businesses such as gift shops, antique shops and art galleries. Captain Cutters was constructed circa 1800s. Formally a tobacconists, lately the property has been occupied as a booksellers.

Tenure

Freehold—Offers in the region of £295,000

Description

The ground floor retail accommodation comprises 2 separate retail units, kitchenette, storage space and WC. The retail areas are quaint and characterful with attractive period features, such as a capped off fireplace, cornicing and original style casement windows.

Ground Floor Area	Sq. ft	Sq. m
Ground Floor Entrance Hallway	58.12	5.4
Ground Floor Retail Unit 1	161.46	15
Ground Floor Retail Unit 2	174.38	16.2
Ground Floor Kitchenette	59.2	5.5
Ground Floor Storage	24.76	2.3
Ground Floor Secondary Hallway	48.44	4.5
Ground Floor WC	10.76	1
Total GIA	537.12	49.9

The first floor residential accommodation comprises a 1-bedroom self contained flat, with open plan living space, double bedroom and shower room. The flat has a country-style kitchen with freestanding fridge freezer, dishwasher and integral cooker, hob and extractor, plus space for a dining table. There is a carpeted living room area with a neutral colour scheme and character windows with window locker storage space. The double bedroom and shower room also have neutral colour schemes, with exposed beams and 2 Velux windows in the bedroom, along with 'vinyl flooring' and vanity basin in the shower room.

First Floor Area	Sq. ft	Sq. m
First Floor Residential Lounge/Dining Room/Kitchen	344.45	32
First Floor Residential Bedroom	90.42	8.4
First Floor Residential Shower Room	49.5	4.6
Total GIA	484.37	45

Plans are attached at the end of this brochure. Please note, the floor plan layout is not exact and is to be used as a rough guide.

Cornwall Office: Trenoweth, Troubridge Road, Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



EPC

The EPC rating for this property is not applicable as it is a Grade II listed building.

Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which may be beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the prospective leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

Services

We understand that mains electricity, gas, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Council Tax and Rateable Value

The Council Tax Band for the residential flat is Band A. The rateable value of the ground floor retail space is £5,900p.a. as of 2023. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.



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Photos



External Elevation with Anchor Feature



Ground Floor



Ground Floor

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Photos



First Floor Kitchen/Dining Room



First Floor Kitchen/Dining Room/Living Room



First Floor Bedroom



First Floor Shower Room



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Map of Cornwall



Map of Cornwall locating Penzance with red arrow

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