



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

**FOR SALE - £775,000**

**The Ship Institute, Newlyn, TR18 5JB**

- Historic building in the fishing port of Newlyn producing a total annual income of £43,239.96
- Converted in 2015 with full re-wiring and plumbing
- Fisherman's Mission— Let on a 5 Year Lease expiring June 2025.
- The Dance School—Let on a 10 Year Lease expiring 2027.
- Flat 1 (2-bed) is let on an AST
- Flat 2 (1-bed) is let on an AST
- The Look Out Flat 3 (2-bed) - is let on an AST .
- 1.5 miles from Penzance Railway Station, 28 miles from Truro and 45 miles from Newquay Airport

Viewing by prior appointment with:  
**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## Location

Newlyn is a seaside town and fishing port in south-west Cornwall. It is the largest fishing port in England. Newlyn lies on the shore of Mount's Bay and forms a small conurbation with the neighbouring town of Penzance. The nearby town of Penzance has links to the rest of the Country via the train station. 1.5 miles from Penzance Railway Station, 28 miles from Truro and 45 miles from Newquay Airport.

## Property

The Ship Institute is a historic mixed commercial/residential property in the largest fishing port of the UK, Newlyn. The current owners have upgraded the property with new wiring, plumbing and new boiler when the building was converted in 2015. The ground floor is let on two separate leases together with three additional self-contained flats to the first and second floor producing an income of over £43,000 per annum.

## Tenure

Freehold—Offers in the region of £850,000

## EPC

Flat 1- D. Flat 2 - C. Flat 3 - D. Ground Floor - E.

## Planning

Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

## VAT

Under the Finances 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 purchaser aborts the transaction for any reason then they will be responsible for the seller'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 enquiries.

## 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 Flats 1&2 is Band A. For Flat 3 is Band B.

The rateable value of the Dance School space is £11,750 p.a. as of 2023. The rateable value of the Fisherman's Mission space is £2,950 p.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](mailto:revenues@cornwall.gov.uk) or enquiries can be made on-line at the VOA website: [www.voa.gov.uk](http://www.voa.gov.uk).



**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;

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## Description

### Main Entrance

Thermo flooring throughout.

**Ground Floor** W/C 11'7" x 8'1" (3.53m x 2.46m) Two cubicles with disabled access. Two wash hand basins, double glazed window to side.

**Storage Room** 12'6" x 14'1" (3.8m x 4.3m) Window to rear.

**Office** 19'6" x 9'7" (5.94m x 2.92m) Double glazed Bay window to rear with sea views, power points, door to kitchenette, sink, worktop, cupboard. Door to:

**Memorial Room** 12'9" x 6'3" (3.89m x 1.9m) Double glazed window to rear.

**Dance School Office** 14'7" x 7'9" (4.45m x 2.36m) Window to rear. Understairs cupboard, double glazed window to front.

**Dance School** 33'8" x 24' (10.26m x 7.32m) Three double glazed windows to rear, door and six windows to front, dance floor, radiators, second door to front.

**Changing Room** 18'5" x 16' (5.61m x 4.88m) Bay window to rear, former kitchen area.

**Utility Room** 13'8" x 6'2" (4.17m x 1.88m) Window to rear, door to w/c, boiler.

**Store Room** 9' x 5'8" (2.74m x 1.73m) Window to front.

### First Floor

**First Floor Dancefloor** 25'9" x 30'8" (7.85m x 9.35m) (measured into Bay window) double glazed to rear with sea view, radiator, storage room.

### Flat 1

**Entrance Hall**, Secure phone entry system. **Kitchen** 9'3" x 7'1" (2.82m x 2.16m) Two double glazed windows to front. Fitted kitchen comprising cupboards and drawers, sink and drainer, electric hob, oven with extractor over, boiler, space for fridge freezer, space for dishwasher, power point.

**Lounge** 12'9" x 12'4" (3.89m x 3.76m) Two double glazed windows to rear, power point, power point, inner hallway, skylight with view upto Clock Tower. **Bedroom 1** 12'4" x 7'8" (3.76m x 2.34m) Double glazed window to rear, radiator, power points. **Shower Room** 6'6" x 9' (1.98m x 2.74m) Shower, w/c, wash hand basin, window to front, heated towel rail,

extractor fan. **Bedroom 2** 14'5" x 9' (4.4m x 2.74m) Window to rear, power point, radiator. En-Suite 7' x 6'2" (2.13m x 1.88m) Shower, w/c, wash hand basin, heated towel rail, extractor fan.

**Study/Bedroom 3** 9' x 5'8" (2.74m x 1.73m)

**First Floor Landing** Access to loft, door to w/c, window to front, wash hand basin.

### Flat 2

**Lounge/Diner** 14'9" x 12' (4.5m x 3.66m) Two double glazed windows to rear with sea view, radiator, power point. Through to: **Kitchen** 8'2" x 8'2" (2.5m x 2.5m) Double glazed window to front. Fitted kitchen comprising range of cupboards and drawers, sink and drainer, electric hob and oven, extractor fan, space for dishwasher, fridge and washing machine, boiler.

**Bedroom 1** 16' x 11'6" (4.88m x 3.5m) Double glazed window rear with sea view, wardrobe recess, power points, radiator, door to: **Shower Room** 7'5" x 5'6" (2.26m x 1.68m) Shower, w/c, wash hand basin. **Outside Store**, for electric and gas meters.

### Flat 3 (The Lookout)

Door into entrance, radiator, double glazed window to front.

**Kitchen/Diner** 15'4" x 12' (4.67m x 3.66m) Triple aspect double glazed window to front, side and rear with harbour views. 1/2 Double glazed door into balcony with sea views. Fitted kitchen range of cupboards and drawers, sink and drainer, boiler, electric hob and oven, extractor fan, space for dishwasher, washing machine, power point. Stairs to **Second Floor**, landing, double glazed window to front, door to landing, cupboard in entrance hall. **Lounge** 15'1" x 12' (4.6m x 3.66m) Double glazed picture window to side offering stunning sea views, double glazed to rear, double glazed door onto roof terrace with harbour view, radiator, power point. **Bedroom 2** 10'3" x 8'8" (3.12m x 2.64m) Double glazed window to side, radiator, power point. **Bedroom 1** 13'5" x 9'4" (4.1m x 2.84m) Double glazed window to rear, radiator, power point. **En-Suite** 7'1" x 5'4" (2.16m x 1.63m) Double glazed window to front, shower, w/c, wash hand basin, heated towel rail. **Shower Room** 7'4" x 5'4" (2.24m x 1.63m) Double glazed window to rear, shower, w/c, wash hand basin.

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# SMART COMMERCIAL PROPERTY

## Photos



*External Elevation Front*



*External Elevation Rear*



*Ground Floor*



*Ground Floor—Fisherman's Mission*



*Ground Floor—Fisherman's Mission Memorial Room*



*First Floor—Dance School*

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# SMART COMMERCIAL PROPERTY

## Photos



*Flat 1*



*Flat 2*



*Flat 2*



*Flat 3*



*Flat 3*



*Flat 3—view of Newlyn Harbour*



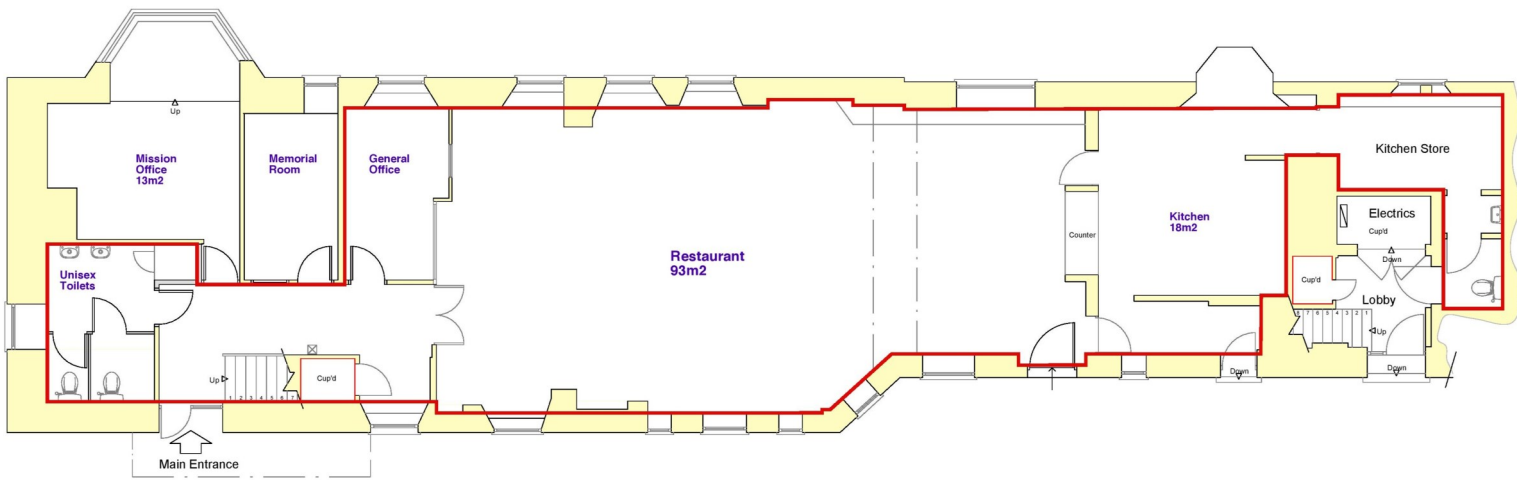
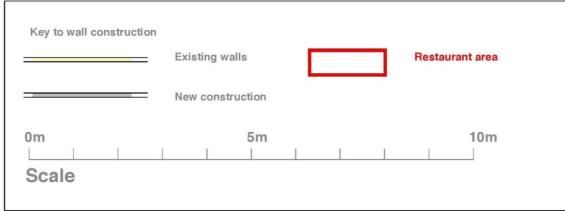
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## Ground Floor Plan



Ground Floor  
Scale 1:100 @ A3



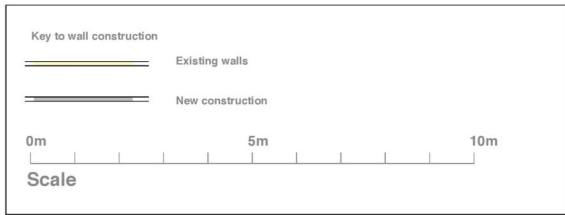
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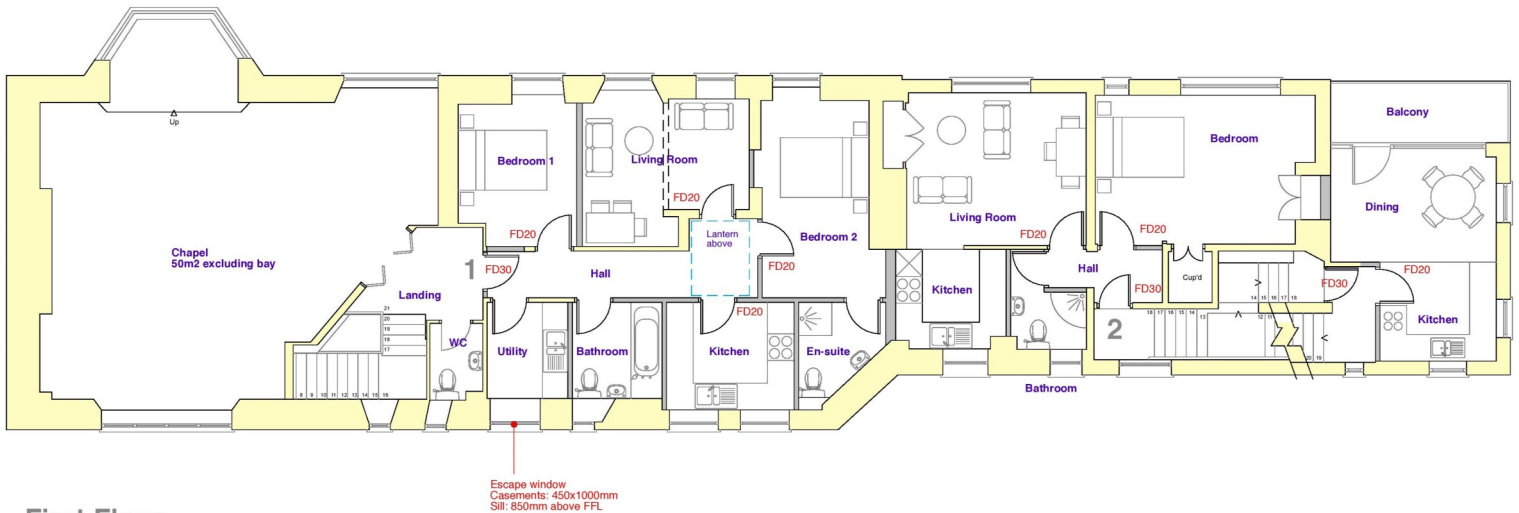
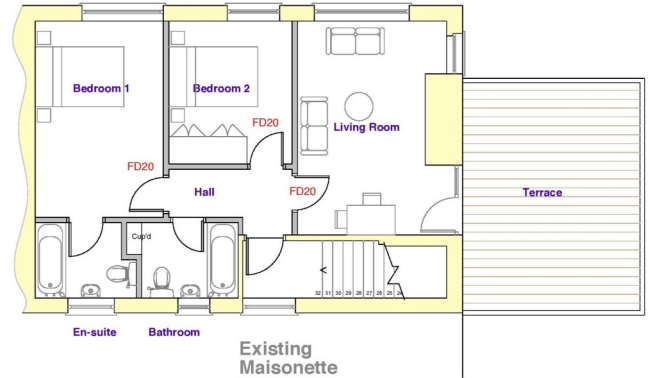
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## First Floor Plan



## Second Floor



First Floor  
Scale 1:100 @ A3

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## Map of Cornwall



Map of Cornwall locating Newlyn with red arrow

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