

EST. 1999

CAMEL

COASTAL & COUNTRY



4 Boscawen Road

, Perranporth, TR6 0EW

£425,000



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LOCATION

4 Boscawen Road is situated in the heart of Perranporth town centre, offering access to local amenities and the picturesque beach. This prime location ensures high footfall throughout the year, especially during the summer months, as Perranporth is sought-after tourist destination. The town boasts a popular beach and the Watering Hole, a beach-front venue that hosts various events, including the Tunes in the Dunes festival. Perranporth's location provides easy access to the A30 and is approximately six miles from Truro, the capital of Cornwall.

DESCRIPTION

A substantial detached freehold property comprises a ground floor shop, let to Saltrock Surfwear Limited, and two residential units together with rear studio.

The ground floor shop is trading as Saltrock (approximately 20 stores within the south west) opened in 2024. The shop is attractively presented with good display frontage, ancillary stores and toilet located to the rear.

External access is provided to the two residential units, currently let on AST agreements, and comprises a 3-bedroom apartment and a 1-bedroom studio flat.

At the rear of the site is a studio presently used as a therapy centre.

ACCOMMODATION

(all dimensions approximate)

Modern appointed first floor flat comprising:-

Entrance Hall

Living Room 5.2m x 2.65m plus bay and recess

Kitchen/diner 3.3m x 3.05m

Bedroom 4.2m x 3.3m

Bedroom 2.6m x 2.3m

Shower/wc with shower, wash basin & wc

Mains Water, Electricity and Drainage (landlord pays water charges and apportionments between tenants of First floor Flat & 2nd Floor studio flat)

Occupied under AST @ £850 pcm

Therapy Centre

Well appointed accommodation with independent entrance off side alley to:-

Reception hall

Room One 4.55m x 5.0m leading to

Room Two 2.50m x 5.0m leading to

Room Three 4.16m av x 3.4m overall off which is a cloakroom with wc and washbasin

Mains Electricity, water & drainage connected

Occupied from 1st April 2022 under the terms of an internal repairing lease at a passing rent of £4,200 pax

Flat 4a

Entrance Hall

Stairs leading to open plan first floor Studio Flat

6.26m x 4.32m Kitchen, Living Room and Shower

Mains Water, Electricity and Drainage (landlord pays water charges and apportionments between tenants of first floor flat and 2nd floor studio flat)

Occupied under AST @ £650 pcm

Ground Floor Retail Sales

Retail Sales 91.87 sqm (989 sq ft)

Retail Ancillary Stores 20.67 sqm (222 sq ft)

EPC's

Main Shop (Saltrock)

EPC Rating - D

The Back Store, 4 Boscawen Road

EPC Rating - D

4a Boscawen Road

EPC Rating - D

The Loft Studio, 4b Boscawen Road

EPC Rating - D

Mining and Mundic Reports are available on request

LEASES

Saltrock - £12,000 pa

Therapy Studio - £4,200 pa
FF Flat - £10,200 pa
FF Studio Flat - £7,800 pa
Total = £34,200pa

BUSINESS RATES & COUNCIL TAX

Current rateable value (1st April 2023 to present)

Ground floor - Shop and Premises - £13,500
Studio - Stores - £4,800

Residential Council Tax - Band A

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with Camel Coastal & Country and SBC Property the joint selling agents

Camel Coastal & Country - 9 St Pirans Road, Perranporth TR6 0BH - FAO - Simon Dowling - 01872 571454 - Email - sales@camelhomes.co.uk

SBC Property - Daniell House, Falmouth Road, Truro TR1 2HX FAO - Carl Jenkin Tel - 07738 321 134

AGENTS NOTES

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

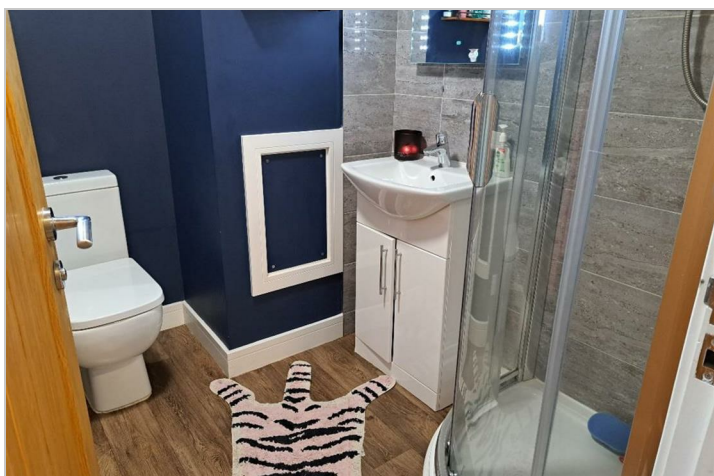
PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy

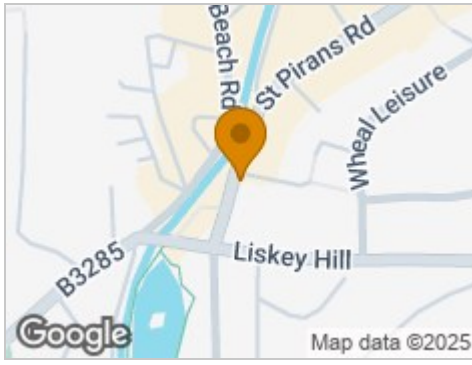
cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



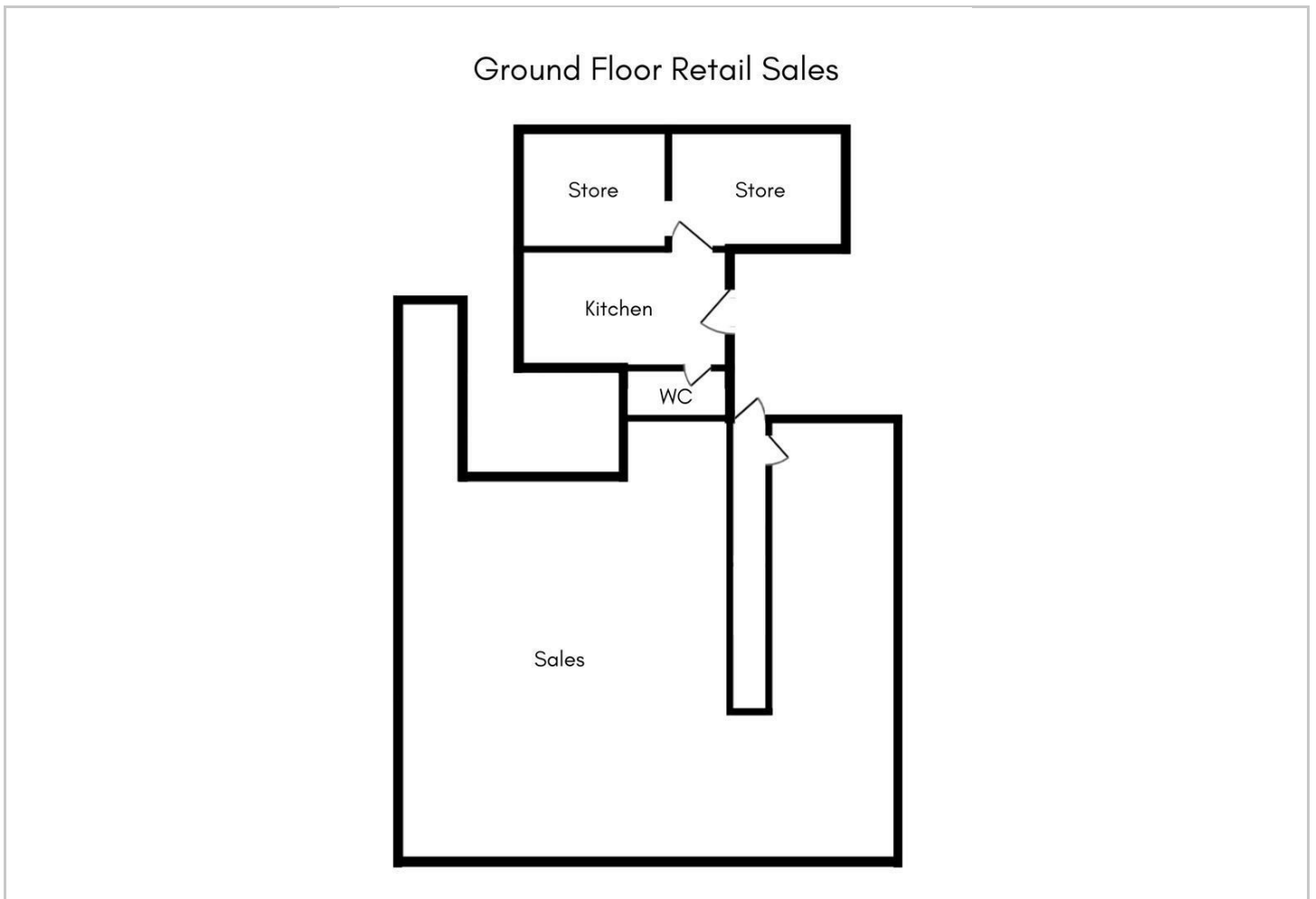
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.