

FIRST AND SECOND FLOORS, ARICA HOUSE, MARKET SQUARE, PENZANCE, TR19 7HE



- SUBSTANTIAL PERIOD PROPERTY
- CURRENTLY OPERATED AS A HMO
- POSSIBLE REDEVELOPMENT PROJECT
- VIEWING HIGHLY RECOMMENDED
- EPC E 121

GUIDE PRICE £225,000
FREEHOLD

Miller Commercial

The business property specialists



SITUATION

St Just is a town situated in Penwith close to Lands End. The town has long been associated with the county's mining heritage with a number of the former miners and fisherman's cottages now being used as holiday homes. Despite this the village remains vibrant year round with the property overlooking the town's main Square whereupon can be found Public Houses, bakeries, Convenience Stores etc.

DESCRIPTION

We are offering for sale the First & Second Floors of this substantial period building which comprises 11 rooms with the majority being let on Assured Shorthold Tenancies.

As previously alluded to 6 of the rooms currently fall below the legislation for properties of this nature owing to their size and it is felt that the property may now be suitable for alternate use / redevelopment.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

ENTRANCE HALLWAY

A communal entrance servicing the Ground Floor apartment (not included) with stairs rising to the First Floor.

FIRST FLOOR

BEDROOM 6

Double with en-suite shower room and kitchenette.

ROOM 7

Lounge / bedroom, kitchen / diner, bathroom, mezzanine decking area

BEDROOM 8

Single with kitchenette and en-suite shower room.

BEDROOM 9

Bed-sit with shower room en-suite.

BEDROOM 10

Double bed-sit plus en-suite.

SECOND FLOOR

COMMUNAL SHOWER ROOM

BEDROOM 2

With kitchen units.

BEDROOM 2A

With kitchen units.

BEDROOM 3

Double with kitchen units.

BEDROOM 1

Double with an en-suite and kitchen area.

BEDROOM 5

Double with kitchen units

SEPARATE BATHROOM

BEDROOM 4

Double with kitchen units.

TENURE

The property is offered for sale with the residue of a 999 lease which commenced on 1st September 2007.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is E 121

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

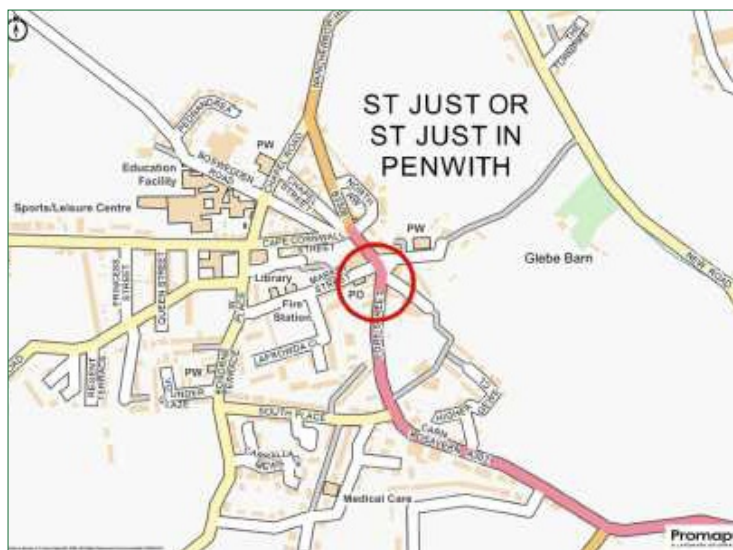
If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk



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