

20 QUEEN STREET, LOSTWITHIEL, PL22 0AD



**** BUSINESS NOT FOR SALE ****

A superb mixed use investment opportunity which includes substantial retail premises on the ground floor and a spacious two bedroom flat above, occupying a prominent trading position in the heart of the town.

Accommodation:- **Retail Premises** - Main shop area/showroom, office/store room, Staff room with kitchenette, cloakroom and a private rear courtyard.

The Flat - Ground floor entrance hall, first floor landing, lounge/diner, kitchen, bathroom and two double bedrooms. Also includes:- Double glazing, gas fired central heating (Flat) and electric heating (Retail Premises).

Offers Over £300,000

SITUATION

Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town boasts an array of local amenities including a variety of shops, restaurants, public houses, professional services, dentist and health centre. There is also a main line train station on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

ACCOMMODATION (All sizes approximate):-

RETAIL PREMISES

Entrance

Glazed front entrance door opening into:-

Main Shop Area/Showroom

28' 5" x 24' 2" (8.67m x 7.37m) (Maximum) Two large shop windows to front elevation. Electric skirting level heaters. Night storage heater. Wall mounted meter box. Fluorescent lights. Deep under stairs cupboard. Internal window. Obscure glazed double doors to:-

Office/Store Room

20' 8" x 12' 10" (6.29m x 3.91m) (Maximum) Two electric panel heaters. Fluorescent lights. Night storage heater. Telephone points. Access to loft space. Modern electric consumer unit. Double glazed window to side elevation. Door to:-

Staff Room

12' 4" x 10' 8" (3.77m x 3.24m) (L-Shape Maximum) Internal window to side. Double glazed window to rear elevation. Part glazed door opening to the rear courtyard. Fluorescent lights. Kitchenette with wall and base units. Rolled edge worktop. Inset stainless steel sink and drainer with mixer tap. Night storage heater. Door into:-

Cloakroom

White low level W.C and pedestal wash hand basin. uPVC double glazed window to rear elevation. Tiled floor. Water meter.

OUTSIDE

Enclosed private rear courtyard.



RATEABLE VALUE

£5,100 - Effective from 1st April 2017 (Note:- The rateable value is used to calculate the business rates payable, please refer to the government website)

AGENTS NOTE

The existing business known as 'The Carpet Gallery' will be unaffected and is therefore not for sale.

THE FLAT

GROUND FLOOR

Entrance

Part glazed front entrance door opening into:-

Entrance Hall

Electric meter and modern consumer unit. Gas meter. Turning staircase rising to:-

FIRST FLOOR

Landing

Radiator (At half landing level). Double glazed Velux roof window. Doors to lounge/diner, kitchen and bedrooms.



Lounge/Diner

16' 1" x 14' 2" (4.91m x 4.31m) Radiator. uPVC double glazed sash window to front elevation.

Kitchen

12' 0" x 10' 11" (3.65m x 3.33m) Featuring a modern range of shaker style wall, base and drawer units with rolled edge solid wood worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric oven with four ring gas hob above, stainless steel splashback and extractor. Integrated fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. 'Baxi' gas fired combination boiler. Radiator. Telephone point. Built-in cupboard. uPVC double glazed window to rear elevation. Steps down to:-

Bathroom

9' 7" x 5' 5" (2.92m x 1.66m) White suite comprising:- Panelled bath with mixer shower over, low level W.C and pedestal wash hand basin. Radiator. uPVC double glazed window to rear elevation. Part tiled walls. Shaver light and socket.

Bedroom One

12' 4" x 11' 5" (3.77m x 3.47m) uPVC double glazed sash window to front elevation. Radiator.

Bedroom Two

12' 5" x 9' 10" (3.78m x 2.99m) Two uPVC double glazed windows to rear elevation. Radiator.

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

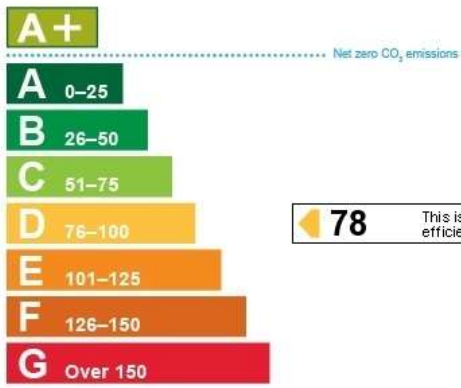
DIRECTIONS

Approaching Lostwithiel from the west on the A390, continue down the hill and the property is located on the right-hand side approximately 50 yards before the traffic lights.



Energy Performance Asset Rating

More energy efficient



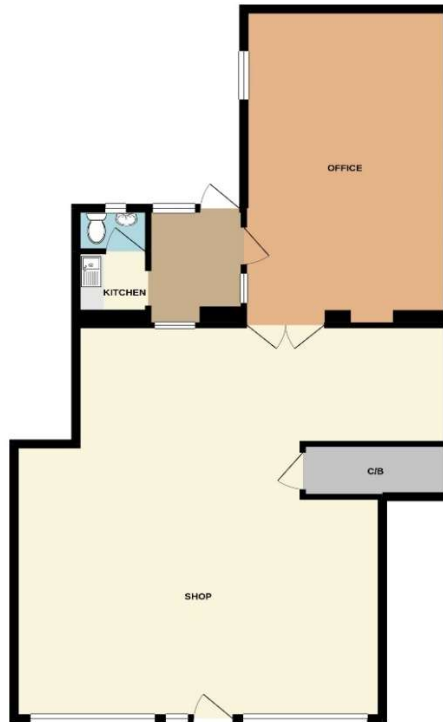
78 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, systems and appliances shown herein are for illustrative purposes only and are not to be taken as to their operation or efficiency. Can be given. Made with Metropix 1/2022



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