



69 The Terrace, Penryn, TR10 8EH

Guide Price £230,000

An ideal, manageable, freehold 'mixed-use' opportunity, currently comprising a ground floor commercial premises together with a very well presented first floor 1 bedroom flat with independent access, occupying a prime position in the centre of this historic and thriving university town. The property will be sold with vacant possession and will, no doubt, be of great interest to a wide variety of prospective purchasers. An early viewing is strongly recommended.

Key Features

- Mixed-use property
- For sale with vacant possession
- Ground floor commercial premises
- Freehold
- Good income potential
- First floor flat with independent access



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

GROUND FLOOR

COMMERCIAL TRADING AREA

18'4" x 31'1" (5.61 x 9.49)

Benefiting from a broad (11'5" - 3.50m) frontage to The Terrace, with large quad window and exterior lighting. Half glazed entrance door, lower reception area with telephone point, slate flooring and cupboard housing electrical meters and fuses. Shallow steps and turned balustrade to an upper area with timber flooring. Currently the rear of the unit comprises a 'prep' area and includes low level kitchen units with integrated stainless steel sink and mixer tap, and various appliances.

REAR HALL

Hardwood stable-type door to the side elevation providing independent access to the first floor accommodation if required. Turning staircase leading to the first floor.

WC

For use by the shop with low flush WC, corner wash hand basin, tiled floor and casement window to the rear.

FIRST FLOOR

LANDING

Casement window to the side elevation and panelled door to the:-

FLAT

HALLWAY

Exposed timber flooring, low level window to the side elevation, inset down-lighters.

KITCHENETTE

9'10" x 3'6" (3.00m x 1.09m)

Casement window to the side elevation. Built-in sink unit with ceramic deep sink with mixer tap, recess for fridge below. Tiled splashback. Door to:-

SHOWER ROOM/WC

Tiled walls, low flush WC, shower cubicle with Bristan instant shower, wall mounted wash hand basin, cupboard with access to loft area.

BEDROOM

7'1" x 11'1" (2.16m x 3.38m)

First measurement excludes deep window reveal, with small pane casement window to the side elevation. Exposed timber flooring, inset down-lighters.

LIVING ROOM

11'5" x 11'1" (3.50 x 3.39)

Maximum measurements of an L-shaped room with exposed timber flooring, window to the front elevation, inset down-lighters, electrical meters and fuses, telephone point.

TO THE EXTERIOR

To the side of the property there is a right of way leading to the side entrance to 69a (the flat).

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to suppliers' regulations). The flat benefiting from its own metered electrical supply.

COUNCIL TAX & RATEABLE VALUE

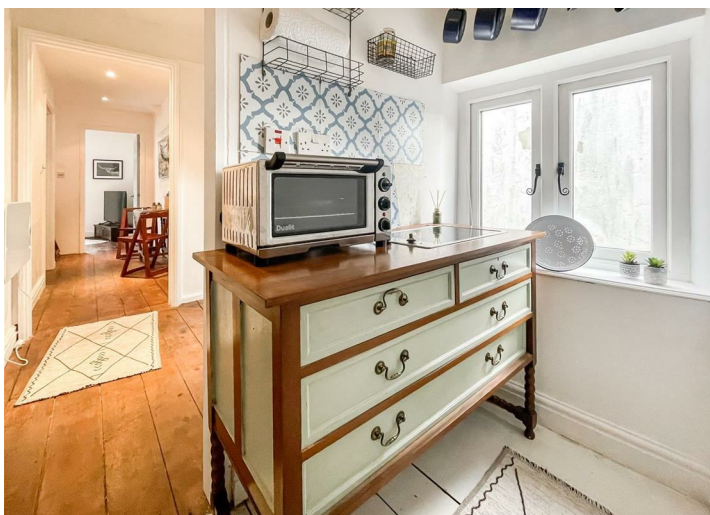
Band A - Cornwall Council (the flat). The Rateable Value for the commercial premises on the ground floor is currently, from April 2023, £4,850, meaning the property benefits from small business rates relief, so business are not payable.

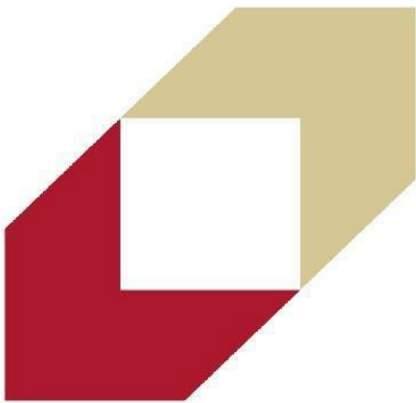
TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floorplan Awaited