



Laskowski  
&Co



1 Webber Hill, Falmouth, TR11 2BU

Guide Price £345,000

COMMERCIAL PREMISES PLUS 2 SEPARATE APARTMENTS - Occupying a prominent trading position along Webber Hill leading from The Moor, a substantial 3-storey freehold premises, comprising a recently refurbished ground floor commercial unit, suitable for a variety of uses, in addition to 2 separately accessed apartments on first and second floors, with a deceptively large raised terraced garden to the rear.

## Key Features

- Large commercial space
- Busy trading position
- Highly versatile
- EPC ratings C for the flats and B for the shop
- Central to town
- 2 self-contained apartments
- Courtyard and garden







## THE PROPERTY

In short, a highly versatile mixed use property within the town centre with various combinations of letting options or an ideal 'live/work' premises, plus additional residential let with the attraction of a rear courtyard and further raised garden.

Having the benefit of separate access to the two apartments from the rear of the building, or with the option of utilising a pre-existing staircase leading from the ground floor and continuing to the second floor, not often do we find such adaptable accommodation combined with the size of commercial space, with the benefit of purchasing the freehold.

A commercial unit with a broad and prominent front window occupies the entire ground floor with staff kitchenette and separate WC. The first floor apartment comprises an entrance hall, lounge/diner, separate kitchen, bedroom and shower room which is centrally heated. The second floor apartment comprises similar sized accommodation, also with gas central heating, and is laid out with a separate kitchen, generous lounge, bedroom with shower room off and a second bedroom/study.

To the upper side of the building, a pedestrian right of way and pathway leads up to an attractively paved courtyard at the rear of the building allowing access to the rear stairwell with both apartment entrances within. Further steps (shared with the neighbouring property) lead up to a raised terrace with further steps to an upper garden, fitted with decking and paving to the rear boundary and catching much sun during the day.

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### COMMERCIAL UNIT

20'11" x 22'3" (6.40m x 6.80m)

Central front entrance door with tall glazing. Measurements taken from mid-point of this extremely light and spacious room with two large 'shop' windows either side of the main entrance door.

### SEPARATE KITCHENETTE

7'10" x 6'10" (2.40m x 2.10m)

Stainless steel sink, worksurface space, fitted shelving and space for further storage units. Stairs rise to the first floor apartment (currently blocked off) with useful under-stair cupboard.

### SEPARATE WC

Low flush WC, obscured glazed access door.

## FIRST FLOOR APARTMENT

Accessed via a shared stairwell to the rear of the first floor, a private entrance door opens into the:-

### HALLWAY

Steps lead down from the apartment's private entrance. Double louvre doors access a fitted cupboard, formerly leading down to the ground floor shop via a stairwell (stairs remain and access could be reinstated). Matching doors with brass furnishings to the living area, bedroom and:-

## KITCHEN

9'1" x 9'8" (2.78m x 2.97m)

A light room featuring a large uPVC double glazed window to the rear of the property. A fitted kitchen with an extensive range of cupboards and drawers at base and eye level with integral display units and round-edged worksurfaces in between. Inset stainless steel sink, space for fridge, space and plumbing for washing machine and tumble dryer. Inset four-ring gas hob with tiled splashback and adjacent electric oven. Timber panelled walls surround the wall mounted gas fired combination boiler.

## LOUNGE/DINING ROOM

13'5" x 15'8" (4.09m x 4.79m)

Providing sitting and dining space, a well proportioned room with a large uPVC double glazed window overlooking Webber Street and across to The Moor. Fireplace with raised slate hearth and timber surround. Radiator, picture rails, skirtings boards. Door to the:-

## SHOWER ROOM

3'10" x 8'2" (1.18m x 2.51m)

Second measurement includes the depth of a particularly broad shower cubicle with sliding door and mixer shower attachment, low flush WC, pedestal wash hand basin. Fully tiled walls, radiator, vinyl flooring. High level obscured glazed window to the rear of the property with integral extractor fan.

## BEDROOM

7'4" x 13'3" (2.26m x 4.05m)

A deep bedroom featuring a uPVC double glazed window to the front of the property. Radiator, skirting boards, picture rails.

## SECOND FLOOR APARTMENT

Leading from the rear stairwell which provides access both apartments, an upper entrance door opens into the:-

### ENTRANCE HALL

A central hallway providing access to both bedrooms, the living room and separate kitchen. Loft hatch access, radiator, coat hanging space and trip switch cupboard.

### LIVING ROOM

12'0" x 14'8" (3.68m x 4.49m)

A well proportioned room with a uPVC double glazed window overlooking Webber Street and across to The Moor. TV aerial socket, radiator, small fitted cupboard.

## KITCHEN

7'3" x 10'9" (2.21m x 3.29m)

A fitted kitchen with round-edged worksurfaces, inset stainless steel sink, various cupboards, drawers, base and eye level units with display cabinets also. Space for a gas cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine. Wall mounted Baxi gas fired boiler providing the hot water and central heating. uPVC double glazed window to the rear elevation with smaller timber casement window to the rear.

## BEDROOM ONE

11'9" x 14'6" (3.59m x 4.42m)

An extremely well proportioned bedroom with a uPVC double glazed window to the front elevation, overlooking Webber

Street towards The Moor. Picture rails, skirting boards, radiator. Door providing access to the:-

## SHOWER ROOM

A compact shower room featuring a raised shower cubicle with mixer showerhead and sliding floors, low flush WC, wall mounted wash hand basin. Radiator. Timber window to the rear of the property.

## BEDROOM TWO/STUDY

6'2" x 8'5" (1.90m x 2.59m)

A single bedroom featuring a uPVC casement window to the rear elevation. Radiator.

## THE EXTERIOR

### REAR COURTYARD

Accessed from a side pathway and shared steps leading to the rear of the building, providing access to the two apartments, an attractively paved and level sitting-out space, enclosed by a tall stone wall to the rear boundary and flower bed with brick borders to one side. From here, further shared steps provide access to the:-

### PRIVATE GARDEN

Leading from an upper terrace connecting the lower patio, further private steps lead up to a raised garden area, mainly laid with timber decking, with a further patio area to the rear boundary, extremely well enclosed with mature shrubs and timber fenced borders. The flower beds feature various plants including dracaena palms and camellias.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, gas and drainage are connected to the property, both apartments feature gas fired central heating with separate boiler systems. Telephone points (subject to supplier's regulations).

### COUNCIL TAX

First floor apartment - Band A - Cornwall Council.

Second floor apartment - Band A - Cornwall Council.

Business Rateable Value - £6,800.

We understand due to the Small Business Rate Relief Scheme, the current business rates for the shop are zero - prospective purchasers should make their own enquiries with regard to any future business rates.

### TENURE

Freehold.

### AGENT'S NOTE

We understand there is a pedestrian right of way on the upper side of the property, providing external access to the rear courtyard leading to the two apartments, together with further shared access to the private garden within the upper level of the plot. The ground floor unit is currently let, but notice has been served by the tenant.

### VIEWING

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







# Floor Plan

