



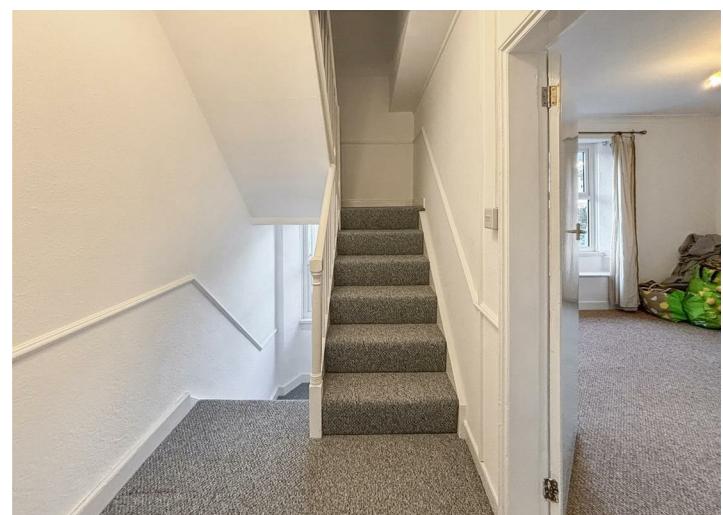
## 54 Killigrew Street, Falmouth, TR11 3PP

Guide Price £265,000

A rare opportunity to acquire a mixed use, freehold investment located on one of Falmouth's main thoroughfare's, comprising a broad and spacious 'shop floor' and a 2 double bedroom duplex apartment situated on the first and second floors. Ideal for those prospective purchasers seeking a home in Falmouth with trading/office space, or for investors seeking a property which can provide a source of both commercial and residential letting income.

### Key Features

- Increasingly rare mixed use investment property
- Shop floor with access to a duplex 2 double bedroom apartment
- Versatile accommodation
- EPC rating E
- Freehold acquisition, recently updated internally
- Central location with broad shop front windows
- Potential for combined commercial and residential letting income



## THE ACCOMMODATION COMPRISSES

### GROUND FLOOR/SHOP

17'3" x 28'0" (5.28m x 8.55m)

A bright, well lit shop floor with surplus inset down-lighters and two broad front display windows. Radiators. Electrical consumer units for both the apartment and the shop floor. Tall cupboard house Gloworm combi-boiler is located to the rear of the shop floor. Should any purchaser look to maximise on letting potential, a separate access to the above apartment would need to be created (subject to permissions gained). Door leads to the:-

### REAR HALLWAY

11'7" x 3'1" (3.55m x 0.94m)

Located off the dividing hallway and has turning stairs leading to the apartment above with a split level leading into the bathroom. Dado railing with radiator, and under stair storage.

### BATHROOM

5'9" x 6'6" (1.77m x 1.99m)

On a split level from the rear hallway; the bathroom services both the apartment above and shop floor. Comprising: pedestal wash hand basin, WC and panelled bath with mixer tap. Two obscure glazed uPVC windows to rear and side elevations.

### FIRST FLOOR

#### LANDING

Dado railing, telephone point and open access to the kitchen and living areas. Staircase rising to loft room. Door to bedroom one. Opening leading into the:-

#### KITCHEN

12'4" x 5'1" (3.78m x 1.56m)

A galley-style kitchen with a range of units, neutral tiled splashback, broad serving hatch to the living area and uPVC window to the south-easterly side. The kitchen comprises of an electric cooker with hob and one and a half bowl stainless steel sink unit with further space for a washing machine, dishwasher (subject to plumbing) and fridge/freezer. Ceiling light. Wood effect flooring.

#### LIVING ROOM

12'5" x 12'2" (3.81m x 3.73m)

A broad room, spanning almost the full width of the property with large uPVC window giving light from the south-easterly side of the building, facing onto Killigrew Street. Double radiator. Ceiling light. Breakfast bar feature to serving hatch.

#### BEDROOM ONE

11'9" x 12'3" (3.59m x 3.74m)

An extremely well proportioned double bedroom featuring freestanding fireplace with wooden surround and marble-effect panelling. A shallow depth storage cupboard is located next to the fireplace with wooden shelving. Large uPVC window with views over the rooftops of Falmouth town. Double radiator and telephone point.

#### SECOND FLOOR

#### BEDROOM TWO/CONVERTED LOFT

10'2" x 14'2" (3.11m x 4.33m)

Accessed via a turning staircase from the first floor landing, a

generously proportioned room with two uPVC windows giving plentiful light and rooftop views over Falmouth. Eaves storage located to both sides of the room with radiator. Built-in storage cupboard. Door to en-suite shower/bath room.

#### EN-SUITE BATH/SHOWER ROOM

9'10" x 3'11" (3.00m x 1.20m)

A white suite comprising pedestal wash hand basin with mixer tap, low flush WC and panel bath with mixer tap and hand held shower attachment. Velux window. Tile effect flooring.

#### GENERAL INFORMATION

#### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating to the apartment.

#### RATEABLE VALUE/COUNCIL TAX

Rateable value for the ground floor shop premises: £7,300 per annum.

Council Tax banding for the apartment: Band A - Cornwall Council.

#### TENURE

Freehold.

#### AGENT'S NOTE

Prospective purchasers should be aware that the freehold of the building is being sold with a lease existing over the basement apartment.

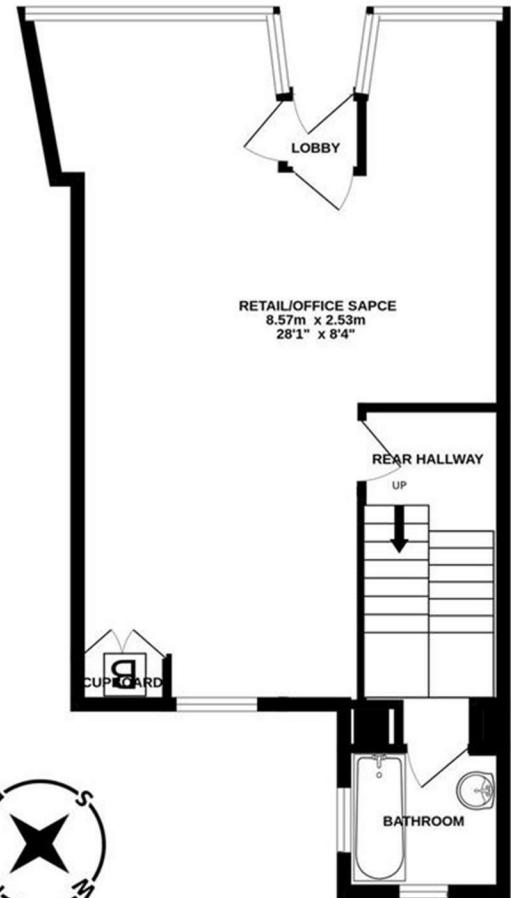
#### VIEWING

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

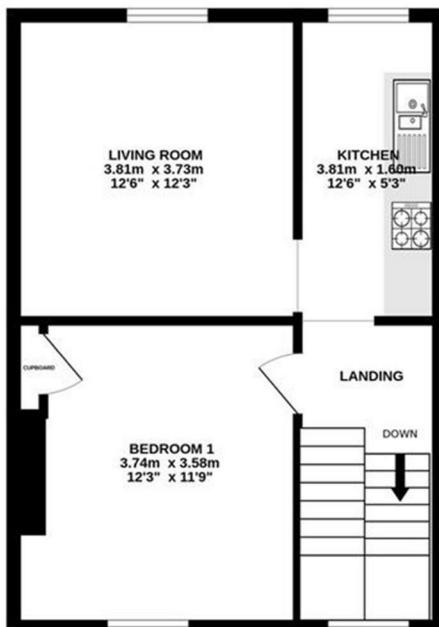


# Floor Plan

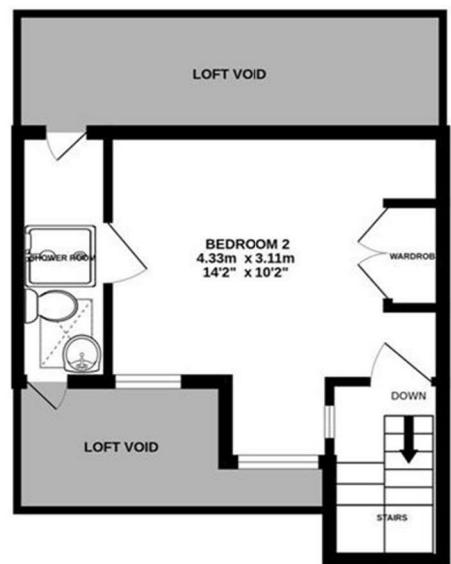
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## KILLIGREW STREET FALMOUTH TR11 3PP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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