



The Square, Marazion, TR17 0AP

Guide Price £450,000

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Toilets →

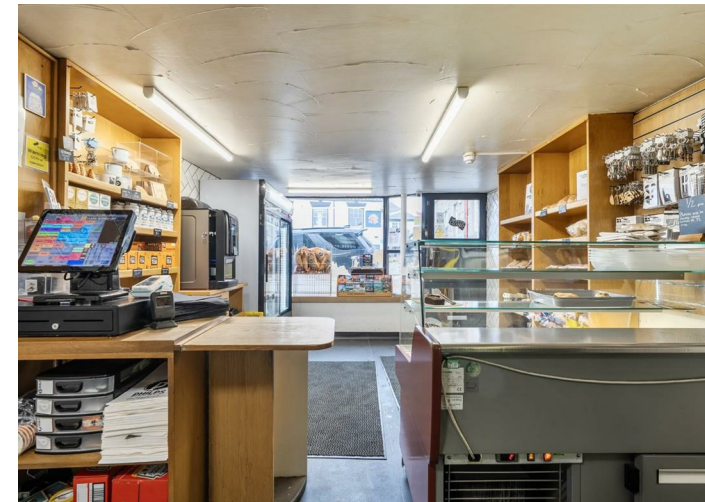
PHILPS
with BOLLER CASH

ROLY'S FUDGE
PANTRY
MARAZION

Welcome to an Investment Opportunity Unlike Any Other

Guide Price £450,000

Nestled in the heart of Marazion's charming town centre, just a short stroll from the picturesque beach, this fabulous mixed-use freehold property presents a rare and exciting investment opportunity. Positioned in an area of strong footfall, the premises benefits from excellent visibility and a steady stream of passing trade. The property itself is thoughtfully arranged, comprising a well-proportioned one-bedroom apartment to the first floor, with a ground floor commercial unit that enjoys direct frontage onto the bustling street scene below. Both the apartment and the commercial unit are currently tenanted, with the latter being secured by a local business on a lease until February 2027, this offers an attractive blend of immediate rental income and longer-term flexibility for future use or reconfiguration. Early viewing is strongly recommended to fully appreciate the position, potential, and unique charm this property has to offer.







The Property

As you approach this grade two listed property, the attractive stone-built front elevation is quintessentially Cornish, featuring a charming yet prominent shop frontage, with a classic box sash window above. The property sits amongst a vibrant mix of neighbouring businesses, including jewellery boutiques, art galleries, a traditional fudge shop, gift stores, and a welcoming local pub — making this a truly fantastic location to be. Let's head inside the shop and take a closer look.

The main shop floor is a bright, welcoming space, currently arranged as an attractive bakery storefront, offering excellent display frontage and a natural flow for customer footfall. To the rear, the property benefits from a series of well-proportioned preparation areas, ideal for food production or ancillary use, together with a conveniently positioned WC facility. Outside, across a pathway is a separate outbuilding, currently utilised as a store room.

Upstairs, the property offers a one-bedroom apartment brimming with potential. It has its own separate external access to the rear. It comprises a bedroom, bathroom, kitchen, and a comfortable sitting room - from here, there are charming glimpses towards St Michael's Mount and the sea beyond. Externally, there is a gravelled garden area, and our sellers inform us the deeds state a right to park one vehicle alongside the building.



The Investment Opportunity

Both the apartment and the commercial unit are currently tenanted, with the latter being secured by a local business on a lease until February 2027, this offers an attractive blend of immediate rental income and longer-term flexibility for future use or reconfiguration. For income figures and further information please contact the agent.

Location

This location in the heart of Marazion offers convenient access to art galleries, local eateries, inviting public houses, and a pharmacy, catering to many needs. A brief stroll brings you to the picturesque beach, renowned for its breathtaking views of St Michael's Mount. Marazion is a haven for water sports enthusiasts, art and craft aficionados, and, of course, tourists from around the globe who journey to experience the iconic St Michael's Mount.

Useful Information

This property is Grade II Listed

This property is in a Conservation Area

This property is in an area of Outstanding Natural Beauty

Council Tax Band: Apartment is band 'A'

Ofcom Broadband Checker suggests superfast broadband with download speeds of up to 49 Mbps may be available at this address.





Ofcom Mobile checker suggests Three has good outdoor and in-home signal, whilst EE has good outdoor and variable in home signal
 Neighbouring property has a pedestrian right of way over rear gravelled garden
 Heating: electric

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		24	70
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

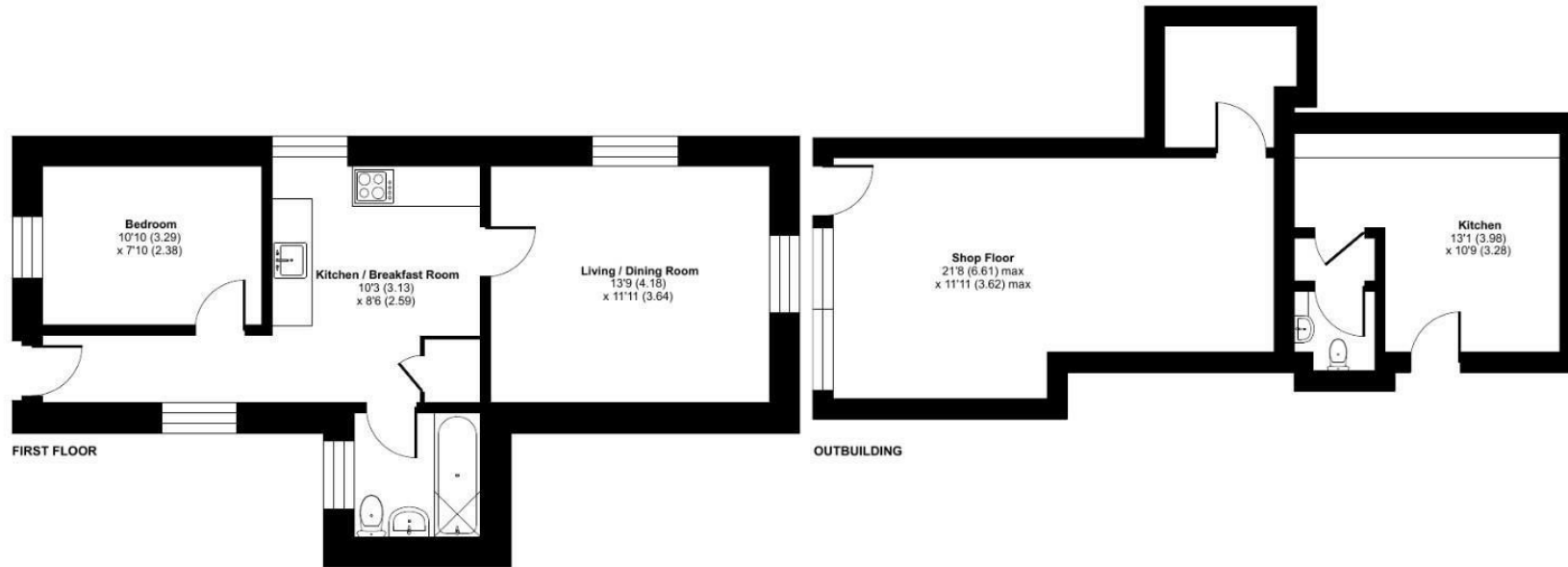
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Hunters. REF: 1439251

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com



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