



The Yoga Hut, Adjacent to 2, Kimberley Park Road

Guide price £150,000 Freehold

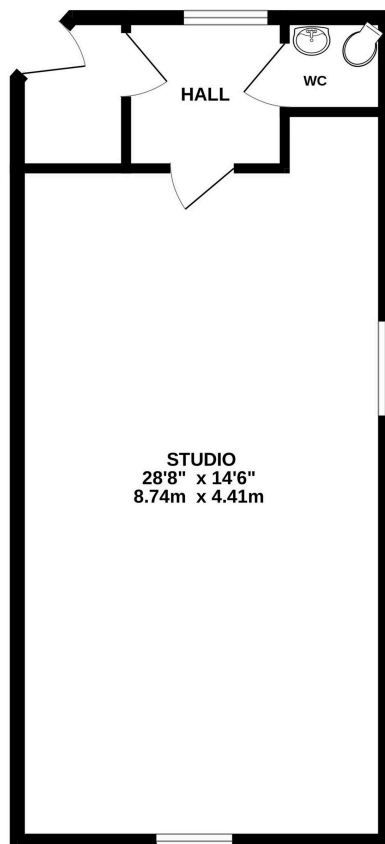
Such a wonderful opportunity to own a historic former shop very close to the town centre with freehold title. Currently used as a yoga studio but has previously been a shop and can have many uses.

Heather & Lay
The local property experts

Residential Sales 01326 319767
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN
www.heather-lay.co.uk





- Detached single storey property
- Town location
- Freehold title
- No onward chain

THE LOCATION

Kimberley Park Road is the well-known arterial road, running into Falmouth town and the waterfront, passing beside its namesake - the glorious and expansive Kimberley Park. The location is incredibly convenient and contains a fine selection of residential property, most of which date from the Victorian era, through to the 1920s and 30's. The town has a brilliant and diverse selection of restaurants, bakeries and bars and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

Council Tax band: Business rated store and premises

EPC: Commercial - B

Tenure: Freehold

THE PROPERTY

Such a rare sale for us, this very nice detached property was likely to have been the reading room for the church opposite well over a hundred years ago (exact date unknown) and in the past its thought to have been used as a dance studio, grocers shop, registry office and now a wonderful Yoga studio. During their ownership our vendors have dramatically improved and updated the property with no expense spared. Under floor heating plus air conditioning. There is so much scope for use (subject to any planning changes) and it could be perfect for a solicitor, mortgage broker, dentist, chiropractor or even an estate agent.

ACCOMMODATION IN DETAIL

ALL MEASUREMENTS ARE APPROXIMATE) Measuring approximately 32ft x 22ft this detached stone-built property has 700 square feet of useable space.

ENTRANCE

From the door at the front of the property you enter via a small vestibule. RCD fusebox, coat hooks and door into....

INNER HALL

Doors to WC and open-plan room.

WC

WC and hand wash basin.

OPEN PLAN ROOM

A large space with high level frosted windows, wooden floor with under floor heating and air conditioning.