

SHOP PREMISES/POTENTIAL FLAT FOR SALE
21 CAUSEWAYHEAD, PENZANCE TR18 2SP OIRO - £150,000



Description:

Well situated property available within the pleasant popular street of Causewayhead, Penzance, which benefits from being occupied by a range of independent shops and businesses. This freehold building is currently used as a retail gift shop but also has the potential to become a very spacious 1/2 bedroom self-contained flat subject to relevant planning and change of use permissions.

- *Well-located property within Causewayhead, Penzance*
- *Potential for residential – There currently isn't useable access to the upper floor, however if a staircase was to be installed, conversion to residential could be possible, subject to planning.*
- *Vacant freehold, available immediately.*
- *Close to car parks.*
- *Neighbouring occupiers include a range of independent retailers.*
- *Utilities – water/electricity/phone/internet*
- *Pedestrianised access – very little traffic*

Accommodation: All areas are approximate

	sq m	sq ft
Ground Floor	56.27	606
First Floor	29.92	322
Total	86.2	928

Services:

Mains electricity, water and drainage, and phone/internet line are connected to the property.

Electric Installation Condition Report up to date and satisfactory.

The Property:

The property benefits from an amazing central position right in the town centre populated by many independent and vibrant small businesses and yet is on a semi pedestrianised street away from noisy traffic. The building is a freehold self-contained property dating from the 1980s and has a front entrance with further access to the rear. At the rear of the property there is an attractive private residential courtyard.

The building is currently used for retail, but as there is a first-floor area, and windowed storage to the rear it could potentially be used for mixed or wholly residential use subject to planning and permissions. The building is freehold. Roof is pitched to rear and front.

Penzance is a historic coastal town in west Cornwall. It is popular with locals and tourists alike and is extremely well connected to the transport infrastructure, being on the A30, and having the main line GWR – Penzance to Paddington railway station is in close walking distance of the property, along with the bus station within easy walking distance. Penzance is the main town for the western part of Cornwall. With the nearby heliport and Scillonian ferry it is also gateway to the Isles of Scilly; the town is located on Mount's Bay, one of Cornwall's most iconic landmarks with St Michael's Mount at its centre.

Business rates: Rateable Value is £4,600, local council reference 25010840021000.

EPC / MEES: D (79)

FOR FURTHER DETAILS OR TO ARRANGE A VIEWING – Tel: 07714 669870 Email:

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PHOTOS:









