



First And Second Floors, Arica House, Market Square St Just, Penzance TR19 7HE

A rare opportunity to acquire the first and second floors of a substantial period property in the heart of one of West Cornwall's most historic towns. The property has historically been used as a HMO and will be offered with vacant possession from May 2022.

- SUBSTANTIAL PERIOD PROPERTY
- POSSIBLE REDEVELOPMENT PROJECT
- VIEWING HIGHLY RECOMMENDED
- EPC E 121

Guide price £250,000 Long leasehold

SITUATION

St Just is a town situated in Penwith close to Lands End. The town has long been associated with the county's mining heritage with a number of the former miners and fisherman's cottages now being used as holiday homes. Despite this the village remains vibrant year round with the property overlooking the town's main Square whereupon can be found Public Houses, bakeries, Convenience Stores etc.

DESCRIPTION

We are offering for sale the First & Second Floors of this substantial period building which comprises 11 rooms and has until earlier this year operated as a HMO.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

ENTRANCE HALLWAY

A communal entrance servicing the Ground Floor apartment (not included) with stairs rising to the First Floor.

FIRST FLOOR

BEDROOM 6

Double with en-suite shower room and kitchenette.

ROOM 7

Lounge / bedroom, kitchen / diner, bathroom, mezzanine decking area

BEDROOM 8

Single with kitchenette and en-suite shower room.

BEDROOM 9

Bed-sit with shower room en-suite.

BEDROOM 10

Double bed-sit plus en-suite.

SECOND FLOOR

COMMUNAL SHOWER ROOM

BEDROOM 2

With kitchen units.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**BEDROOM 2A**

With kitchen units.

BEDROOM 3

Double with kitchen units.

BEDROOM 1

Double with an en-suite and kitchen area.

BEDROOM 5

Double with kitchen units

SEPARATE BATHROOM**BEDROOM 4**

Double with kitchen units.

TENURE

The property is offered for sale with the residue of a 999 lease which commenced on 1st September 2007.

GENERAL INFORMATION**LOCAL AUTHORITY**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is E 121

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

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