



### 3 STEWART BUILDINGS, MORRAB ROAD, PENZANCE, TR18 2QU

A mixed use investment property comprising a ground and basement floor retail unit with a spacious 2 bedroom split level flat on the upper floors. The retail unit generates an income of £8,500 pa and is let to well-known local haberdashery business, Buttons & Bows for a term to expire December 2026. The residential flat is vacant but is available for immediate occupation either as a rental property or primary residence.

Located at the top of well-known and highly sought after Morrab Road in an area famous for its connections to the artist scene and a short walk from the town's historic harbour and sea front.

**£210,000 ASKING PRICE**

- **FOR SALE**
- **MIXED USE RETAIL AND RESIDENTIAL INVESTMENT**
- **ATTRACTIVE PERIOD PROPERTY ON SOUGHT AFTER MORRAB ROAD**
- **RETAIL RENTAL INCOME OF £8,500 PA FOR A TERM UNTIL DECEMBER 2026**
- **RESIDENTIAL EPC "D" (65)**
- **RETAIL EPC "D" (100)**



**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### LOCATION:

Located at the northern end of Morrab Road in Penzance in close proximity to Penlee House Gallery, Penzance Tennis Club and Morrab Gardens in a very prominent corner position, overlooking both Morrab Road and Alverton Street. Immediate business neighbours include Alfred Smith & Son department store, Morrab Studio and Lavenders Bakery reinforcing this part of Penzance as a hub of local, independent businesses.

Penzance is well served by its main line train station terminal leading to Truro, Exeter and beyond and the main ferry route to the Isles of Scilly departs regularly from the harbour. Helicopter flights to Isles of Scilly also depart from Penzance. The town draws a high number of tourists annually to visit Mounts Bay, the Isles of Scilly and is a main staging post for exploring West Penwith and Lands End while also catering for the large local population of both Penzance and also the surrounding area, for which the town is the main shopping destination.

#### DESCRIPTION:

A mixed use investment property with ground floor leased to well-known local haberdashery company Buttons & Bows and the upper floors comprise a spacious 2 bedroom split level flat. The residential flat is vacant but is available for immediate occupation either as a rental property or primary residence.

#### TENURE / LEASE TERMS:

The property is available for sale freehold. The retail unit generates an income of £8,500 pa and is let to well-known local haberdashery business, Buttons & Bows for a term to expire December 2026.

#### AREAS:

Retail unit - ground floor of 428 sq ft (39.75 sq m) plus 300 sq ft (27.6 sq m) basement.  
First floor - 384 sq ft (35.7 sq m)  
Second floor (368 sq ft (34.2 sq m))

#### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the retail unit is: D (100)  
For the residential unit the EPC is: D (65)

#### VAT:

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

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

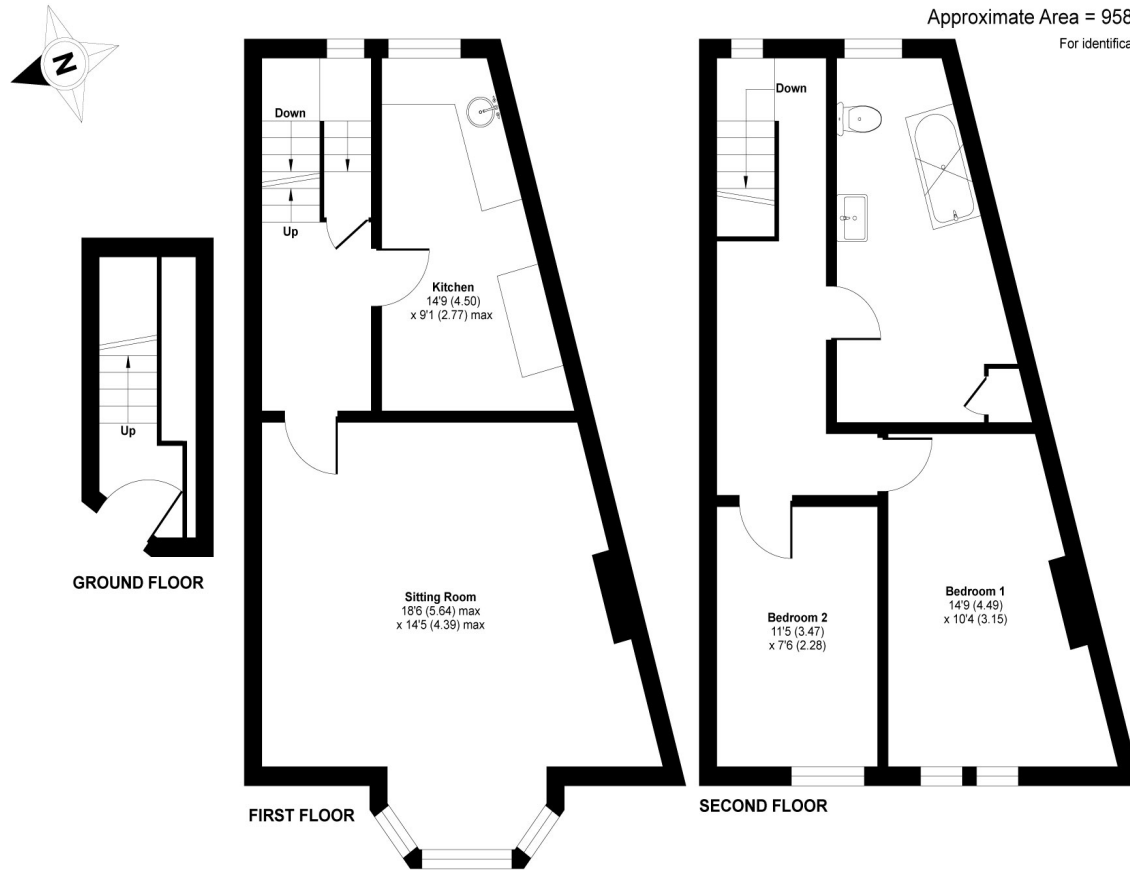
**Thomas Hewitt** on 01872 247025  
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### 3 Stewarts Buildings, Penzance, TR18 2QU

Approximate Area = 958 sq ft / 89 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chem 2024. Produced for Miller Commercial LLP. REF: 1145222

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