



FORMER 190 DEGREES WEST, SENNEN, PENZANCE, TR19 7AD

This rarely available freehold opportunity comprises a ground floor catering/retail area, historically run as a coffee shop/fish and chip shop/gift store, alongside a first floor area which has planning for a 2 bed residential conversion.

In all this is an opportunity to acquire a property with a proven business history, alongside potential living accommodation or holiday let potential. Alternatively there is investment potential; by acquiring a new tenant for the ground floor commercial premises and the first floor accommodation.

Guide Price: £325,000

- **RETAIL/CATERING PREMISES & DEVELOPMENT OPPORTUNITY**
- **1,821 SQ FT (169.1 SQ M)**
- **SEA VIEW LOCATION IN SENNEN VILLAGE**
- **PLANNING PERMISSION GRANTED**
- **2 BED RESIDENTIAL CONVERSION TO FIRST FLOOR**
- **EPC: C (72)**

LOCATION:

The property is situated above the very popular village of Sennen, famous for its pretty harbour, surfing beaches and its proximity to Lands End and the South West Coast Path. The village has a school, hostelrys and some gift shops. The nearby town of Penzance has all the amenities of a large town, including the mainline train.

PROPERTY:

The property is a semi-detached property which was formerly one dwelling. It comprises:

Ground Floor seating area
Ground Floor kitchen/prep area
Ground Floor Store

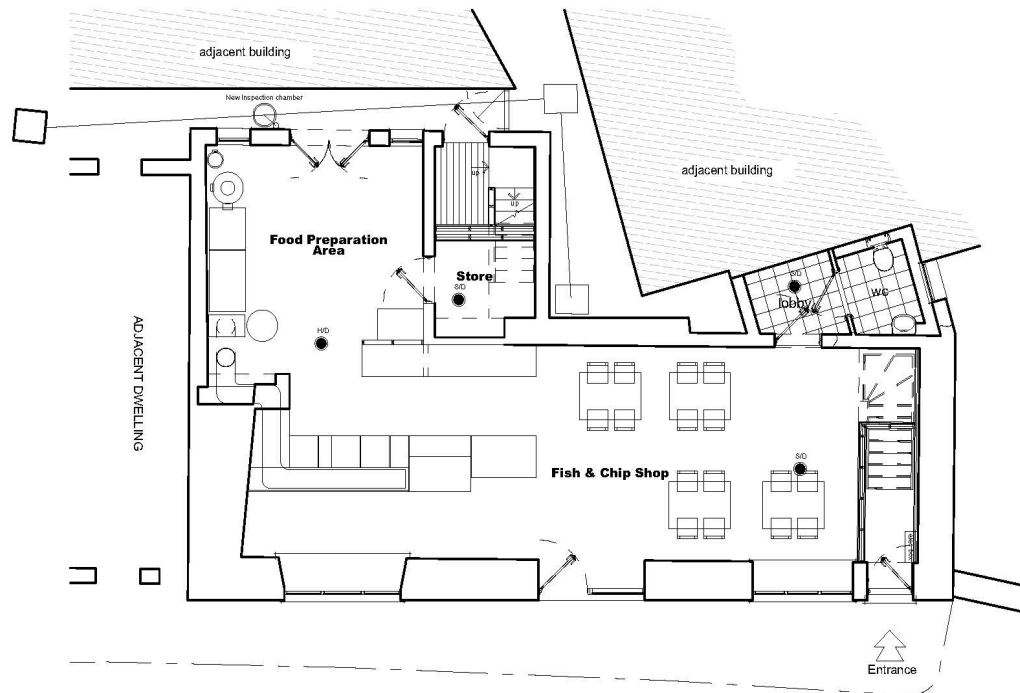
First Floor x 5 store rooms.

The planning permission would create a separate entrance to the flat, with open plan living and kitchen alongside 2 double bedrooms. The ground floor would retain x 2 store rooms at first floor level.

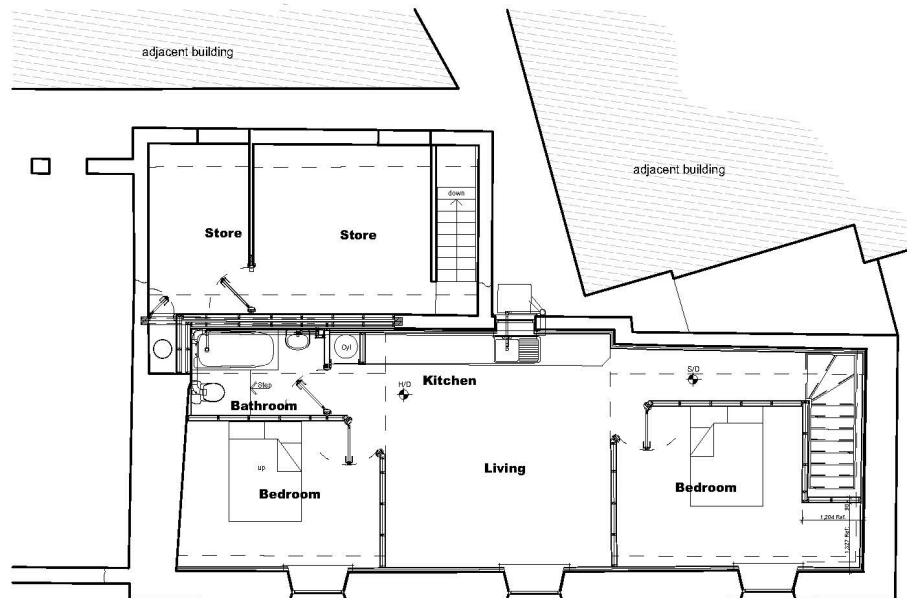
BUSINESS:

Historically run as Wolf Rock Cafe in the summer of 2022, and prior to that as 190 Degrees West Fish and Chips, this property has a demonstrated track record as a popular business. Any new owner would be able to take full advantage of the roaring summer trade that Sennen offers, as well as the potential to expand into new avenues of revenue such as holiday letting, long term residential letting, or indeed taking the business in a whole new direction.

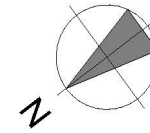




PROPOSED FLOOR PLANS
1:100



PROPOSED FLOOR PLANS
1:100



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Notes:

Rev.	Description	Drawn	Date



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Project Title:
**CHANGE OF USE OF 1ST FLOOR
TO DWELLING**

Project Address:
**THE OLD SHOP
MAYON SENNEL
CORNWALL**

Client:
MR N WILLIS

Drawing Title:
PROPOSED FLOOR PLANS

Scale: 1:100@A3	Drawn: JR
Date: 12/21	Checked: NG

Drawing No:
21104-PL-01-02

PLANNING

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Notes:

Rev.	Description	Drawn	Date
A	Amendments to elevations	NG	02/03/2022



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Drawing No:
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Rev:
 A

PLANNING



PROPOSED NORTH WEST ELEVATION

1:100



PROPOSED SOUTH EAST ELEVATION

1:100



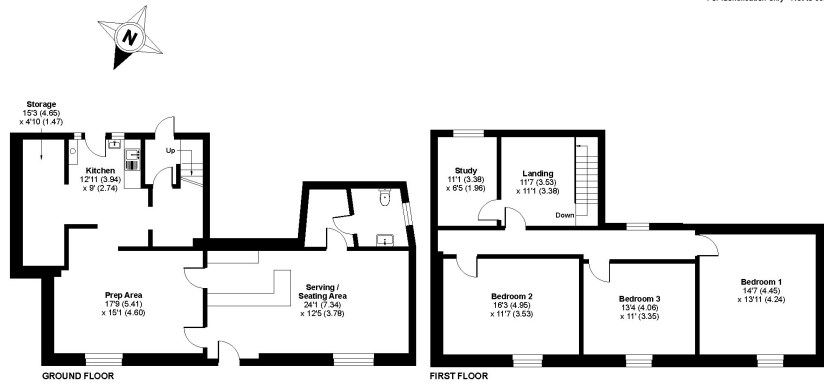
PROPOSED SOUTH WEST ELEVATION

1:100



190 Degrees West, Sennen, Penzance, TR19 7AD

Approximate Area = 1821 sq ft / 169.1 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). ©richscom 2023. Produced for Miller Commercial LLP. REF: 574643



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PLANNING:

The planning application is as below:

PA22/01711 | Conversion of first floor storage area to apartment with associated works.

The application was approved on 29 April 2022 with only one condition attached. Full planning permission documents are available upon request, alternatively they are available online through the Cornwall Planning Portal.

VAT:

We are advised that the property is not elected for VAT therefore none is payable on the purchase price.

LEGAL FEES:

Each party to bear their own in relation to this transaction.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (72).

CONTACT INFORMATION:

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

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