

For Sale / To Let

7 Morrab Road, Penzance, Cornwall TR18 4EL

185.10 sq m (1,992 sq ft)



Freehold Self-Contained Office For Sale or To Let

- On-site car space
- Suitable for existing use or conversions to residential subject to planning

Location

Penzance is a busy market town located on the southwest peninsula of Cornwall, a short distance from Land's End. The town lies approximately 25 miles southwest of the Cathedral City of Truro, 77 miles southwest of Plymouth and 120 miles south west of Exeter.

The principal road access into Penzance is via the A30 trunk road which links the town with other towns in Cornwall and leads to the M5 motorway at Exeter in Devon which links with the national motorway network beyond.

There is a frequent inter-city rail service to London Paddington with a journey time of approximately five hours. In addition, internal flights throughout the UK are provided from the airport at Newquay.

The Property is located in Morrab Road opposite a Park in a mainly residential area with a number of Guest Houses, converted offices and Clinical uses.

Description

The Property is 2 storey in a Victorian Terrace with an attic conversion constructed of stone under a pitched slated roof. The windows are mainly wooden sash and are single glazed.

To the rear there is a tarmac courtyard for one car space. Access is off Morrab Road.

The Property benefits from the following amenities/specification:

- Self-contained gas-fired central heating system
- Ground floor office
- Stairs to upper floors
- Suspended ceilings/recessed lighting in some office areas
- Meeting rooms
- WC facilities
- Kitchen point

Accommodation

The property comprises the following floor measured on an NIA basis:

Floor	Size (Sq ft)	Size (sq m)
Ground	978	90.90
First	667	62.00
Second		
Attic	347	32.20
TOTAL	1,992 sq ft	185.10 sq m

There is one parking space for the building.

Planning Status and Statutory Enquiries

The property lies within the jurisdiction of Cornwall County Council West 1 (formerly Penwith District Council) whose planning policies are contained within the Penwith District Local Plan (Adopted February 2004).

The Property is located in a residential area with surrounding uses being commercial hotel/guest houses and residential.

Retail Uses in this location would be inappropriate.

Residential would be considered an appropriate use in this location.

Business Rates

The property is described in the current rating list as "Offices and premises" with a rateable value of £12,500 April 2017.

Tenure & Terms

The Property is held freehold.

Legal Costs

Each party to bear their own legal costs

Energy Performance Certificate



Location Map



Site Map



Viewing & Further Information

Strictly by appointment with the sole agents:



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