



THE ROYAL NATIONAL MISSION TO DEEP SEA FISHERMEN, NORTH PIER, NEWLYN

THE ROYAL NATIONAL MISSION TO DEEP SEA FISHERMEN, NORTH PIER, NEWLYN, CORNWALL, TR18 5JB

Substantial two and three storey building overlooking Newlyn Harbour.

Penzance 2 miles • Truro 29 miles

SITUATION

Newlyn is situated on Cornwall's south west coast and is a major fishing port as well as being renowned for its colony of artists, known as the Newlyn School.

The town, part of the Penzance conurbation, offers a range of facilities including public houses, shops, commercial buildings as well as traditional residential housing nestling into the hillside.

DESCRIPTION

The Fishermen's Mission comprises a substantial two and three storey building of predominantly granite faced elevations with a copper topped clock tower under hip pitched slated roof to the original building and two and three storey more modern extensions containing the residential accommodation.

The property currently incorporates a Café/Canteen with catering Kitchen, Meeting Rooms, Guest accommodation and facilities together with self-contained three/four bedroom Maisonette with seaward facing external balconies enjoying stunning views.

The current Café operates successfully throughout the day and benefits from a fully equipped catering Kitchen.

ACCOMMODATION

Ground Floor

Entrance Foyer with stairs to first floor and Gents Toilets, the Nora Bolitho Meeting Room (7 sq m), two Offices (14 sq m), main Café area (95 sq m) with panelled walls, suspended tile ceiling. Kitchen and Prep Area (11 sq m) with plastic panelled walls and ceilings, range

of commercial catering equipment, twin sink units, extraction system and ancillary equipment. Staff toilet and secondary access lobby.

First Floor

Landing with Ladies Toilets, Chapel Meeting Room (72 sq m) with pine panelled ceiling, wall mounted hidden lighting, double folding doors. Memorial Room (7 sq m), Guest Accommodation (90 sq m) comprising central corridor with 2 single and 1 double rooms, 4 shower rooms, laundry room, toilet, 3 store rooms and access to clock tower.

Secondary stairs lead to separate entrance and stairs to:

Maisonette

Stairs to landing with cloaks cupboard, radiator, stairs to second floor. Kitchen/Diner having kitchen area fitted with wood faced base and wall units with tiled flooring, dining area with picture windows to side overlooking Mounts Bay with door to balcony enjoying superb sea views. This area is open to the Lounge with large windows, radiator. Stairs lead to the second floor with landing and hallway with built-in cupboard, Lounge/Bedroom 4 being seaward facing with dual aspect windows and doors out to spacious balcony amounting to about 18.6 sq m with views over Penzance, Mounts Bay and as far as the Lizard as well as over Newlyn Harbour and the town.

The remainder of the first floor comprises 2 double bedrooms and 1 single bedroom together with Bathroom with three piece light grey suite with Gainsborough shower over bath.

The maisonette benefits from full gas fired central heating and has an approximate internal floor area of about 85 sq m (excluding balconies).

OUTSIDE

The property fronts the road with Coombe River to the rear and does not benefit from any external curtilage.

SERVICES

All mains services are understood to be connected to the property with central heating provided by way of 2 Glowarm wall mounted gas boilers. The maisonette does not have independent services.

PLANNING

The property is located within the Newlyn Conservation Area. No enquiries in respect of alternative uses of the property have been undertaken and interested parties should rely on their own enquiries direct to the Planning Authority.

LOCAL AUTHORITY

Cornwall Council
Planning & Regeneration Team
Dolcoath Avenue
Camborne
TR14 8SX
t 0300 1234 151

SALES CONDITIONS

The property will be sold with full vacant possession on completion.

TENURE

The property is of freehold tenure.

METHOD OF SALE

By way of Informal Tender – please see attached form.

EPC RATING

Commercial: D
Maisonette: E

GUIDE PRICE

£500,000 – Subject to Contract

VIEWING

Viewing will only be permitted on sets dates and times as identified in the attached letter.

DATE OF INFORMATION

Particulars prepared - February 2015
Photographs taken - February 2015



IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise. Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller. The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us. A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her. We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.



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