



The Band Room, Queen Street, Penzance, TR18 4BH









THE BAND ROOM, QUEEN STREET, PENZANCE, TR18 4BH

GUIDE PRICE £150,000 - FREEHOLD

A granite former band room/studio with large 37ft hall situated in a popular residential/commercial street close to the promenade.

- * 37FT MAIN HALL * HALLWAY WITH MOSAIC TILED FLOOR * KITCHEN ***
- * CLOAKROOM * CHARACTER FEATURES * CLOSE TO THE SEA FRONT ***
- * CEPC = E * COUNCIL TAX = RATED FOR BUSINESS USE ***
- * APPROXIMATELY 77 SQUARE METRES * VIEWING HIGHLY RECOMMENDED ***

A terraced granite former band room/studio offered for sale for the first time since construction, situated in a popular mixed commercial/residential street close to the promenade. This granite property retains many original features and is divided into four separate rooms to incorporate the large hall which is 37ft in length, hallway, kitchen and cloakroom. This property would be ideally suited for those looking for a workshop/studio or potential for conversion to residential use subject to any necessary planning permissions.

WOODEN FRONT DOOR WITH SKYLIGHT INTO:

ENTRANCE HALL: 6' 0" x 6' 0" (1.83m x 1.83m) Mosaic tiled flooring, coat hanging space. Doors to:

KITCHEN: 7' 0" x 6' 0" (2.13m x 1.83m) Base unit with stainless steel sink, window to the side, access to small loft space. Further door to:

CLOAKROOM: 6' 0" x 3' 8" (1.83m x 1.12m) Low level w.c., wash hand basin, window to the rear.

DOOR FROM HALLWAY LEADING TO:

MAIN HALL: 37' 0" x 19' 0" (11.28m x 5.79m) 16ft vaulted ceiling, wooden flooring, three full length sash windows to the front with wood shutters, full length bay window to the rear, cupboard to one wall, ceiling roses.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: From Marshall's Penzance office proceed in an easterly direction on foot. Continue straight ahead between The Globe and Lenterns Butchers onto Queen Street whereby the property can be found on your left hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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