



SITUATION

Located close to the junction with Higher Market Street and Saracen Place in the town's principal retail thoroughfare, adjacent to a Pharmacy, opposite the Town Hall and nearby a **Spar** and a **Post Office** and only a few minutes walk from the Harbour.

Penryn is located 2 miles north-west of Falmouth and 9 miles south-west of Truro and benefits from good road access via the A39.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** plus internal access to **Ancillary Offices** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'9"
Internal Width	16'5"
Shop Depth	28'10"
Built Depth	43'11"
Sales Area	Approx. 600 sq ft
Kitchen/Store Area	Approx. 140 sq ft
WC	

First Floor

Offices/Ancillary Area	Approx. 315 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The Property may have potential for Residential Conversion, subject to obtaining the necessary consents.

Vacant Shop & Upper Part

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Wake Smith Solicitors
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