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# 13 QUEEN STREET, LOSTWITHIEL, PL22 0AE

A RARE OPPORTUNITY TO PURCHASE A COMMERCIAL PREMISES WITH TWO BEDROOM MAISONETTE WITH A SUN TERRACE IN A PROMINENT TRADING LOCATION.

- SPACIOUS RETAIL SHOP SUITABLE FOR A VARIETY OF USES WITH SEPARATE KITCHENETTE/ DINING AREA AND DOWNSTAIRS SHOWER ROOM • APARTMENT
- HALL • LIVING ROOM • KITCHEN/BREAKFAST ROOM • TWO DOUBLE BEDROOMS • FAMILY BATHROOM
- SUN TERRACE TO REAR •



GUIDE PRICE: £185,000

13 Queen Street offers a rare opportunity to purchase a commercial premises with a two-bedroom apartment above in a prominent trading location.

Lostwithiel town centre is immediately at hand with a range of shops which cater for day-to-day amenities. The town is well known as an antique centre and there are a number of popular pubs and well known restaurants. Lostwithiel also boasts a mainline railway station with a regular service to London Paddington.

#### **THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:**

##### **FRONT DOORS TO RETAIL SHOP AND ENTRANCE HALL:**

**RETAIL SHOP:** 6.7m x 3.2m (narrowing to 2.8m). Former hairdressers but suitable for a variety of use including retail/ office or conversion to residential accommodation (subject to obtaining relevant permissions). Full length window to front. Storage cupboard. Alcoves with shelving. Door to entrance hallway and kitchenette/dining area.



**KITCHENETTE/DINING AREA:** 3.3m x 2.2m. Night storage heater. Window to rear lobby. Stainless steel sink and drainer with Santon Aquarius water heater. Wood effect work surfaces. Door to rear lobby and shower room.



**SHOWER ROOM:** Dimplex electric heater. Window to rear lobby. Tiled walls. Vanity unit with wash hand basin and storage cupboards, WC and shower cubicle.

**ENTRANCE HALL:** Night storage heater. Electric fuses. Stairs to first floor with storage under. Storage cupboard with space and plumbing for washing machine and tumble dryer. Door through to shop.

**LANDING:** Night storage heater. Window to rear. Stairs to second floor. Doors to:

**LIVING ROOM:** 5.3m (Narrowing to 3m) x 3.9m. Windows to front. Living flame gas fire.



**KITCHEN/BREAKFAST ROOM:** 3.38m x 2m. Night storage heater. Window to rear. Fitted kitchen comprising floor-based units and matching wall mounted units with work surface over. Stainless steel sink and drainer unit. Space for oven, dishwasher and under counter fridge. Door to sun terrace.



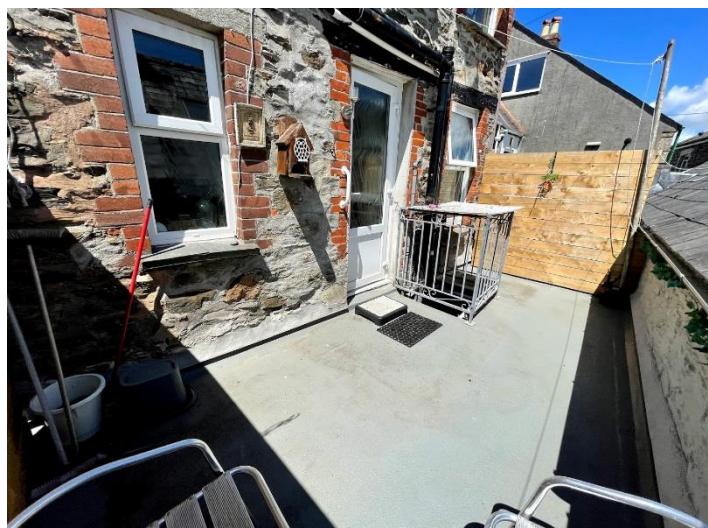
**SECOND FLOOR LANDING:** Window to rear. Two storage cupboards. Doors to:

**BEDROOM:** 2.8m x 2.5m. Window to front.

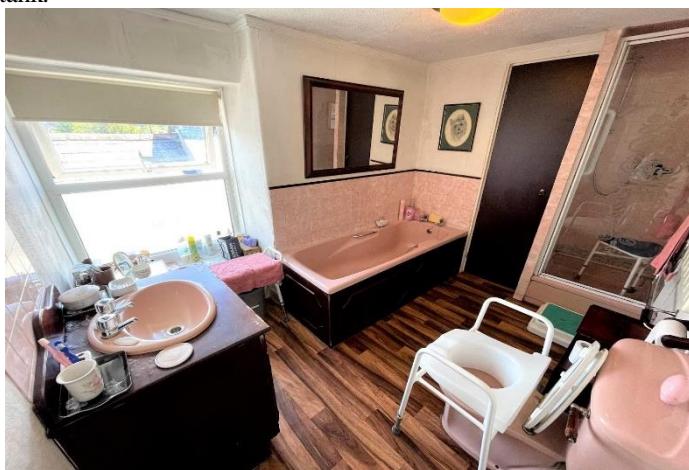
**BEDROOM:** 2.8m x 2.57m. Window to front. Fitted wardrobes.



**OUTSIDE:** A door from the kitchen/breakfast room leads out onto a sunny and secluded terrace at the rear of the property. We understand that this has been recently resurfaced in the past year



**BATHROOM:** Obscured window to rear. Wood effect flooring. Vanity unit with wash hand basin and storage. WC. Panel path. Shower cubicle. Tiled splashbacks. Storage cupboard with hot water tank.



**EPC BAND:**

**COUNCIL TAX BAND: B**

