



13 QUEEN STREET, LOSTWITHIEL, PL22 0AE

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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 know 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 to 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

