



Pargolla Funeral Home, Marcus Hill, Newquay, TR7 1BD

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Agencies

An exciting opportunity to acquire the freehold of a former chapel of rest in the heart of Newquay. The property offers three floors of usable space and is suitable for a variety of uses. Early viewing is highly recommended.

Guide Price £250,000 Freehold

Key Features

- Exciting Freehold Opportunity
- Substantial Former Chapel
- Town Centre Location
- Suitable for a Variety of Uses
- Three Floors of Usable Space
- Internal and External Parking
- Early Viewing is Highly Recommended



AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

Marcus Hill is located at the junction of Bank Street and East Street. Its town centre location makes it easy to access all that Newquay has to offer. Being within close proximity to the beautiful sandy family friendly Towan Beach, the newly regenerated Killacourt and the Sea life Centre, this is a busy all year round location. Newquay is Cornwall's premier holiday resort and for many years has been Britain's top five most popular destinations to visit.

The Property

A substantial former chapel located in the heart of Newquay with ground, first and second floors along with parking for numerous vehicles via an internal garage area. The property is in need of renovation but would suit a number of uses.

Entrance

Double glazed windows. Double glazed entrance door. leading to

Reception Area

14'1" x 11'11" (4.3 x 3.64)

Ceiling mounted light fitting. Power points. Cupboard housing fusebox panel

Rear of Reception

10'10" 10'10" (3.31 3.31)

Reception counter. Ceiling mounted light fitting. Power points.

Corridor

22'4" x 2'9" (6.81 x 0.85)

Radiator. Ceiling mounted lighting. Doors leading to subsequent accommodation.

Office

10'2" x 11'2" (3.1 x 3.41)

Ceiling mounted light fitting. Power points.

WC

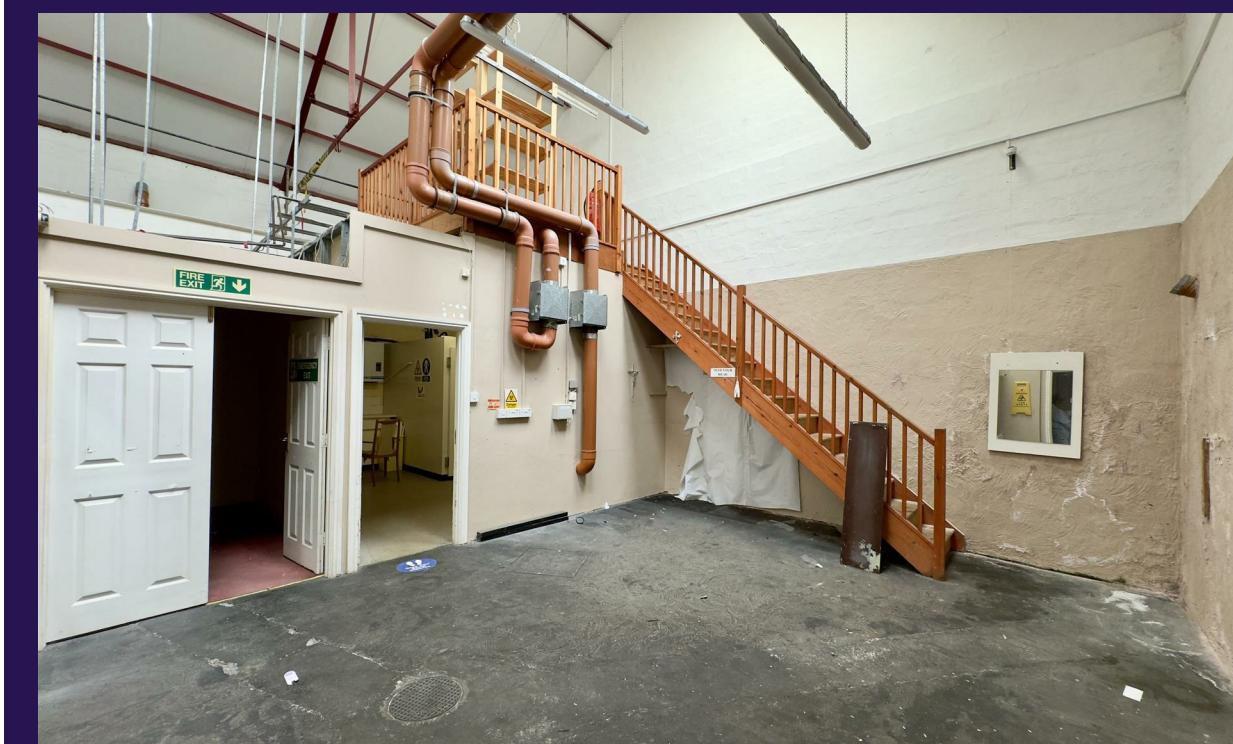
Low level WC. Wall mounted sink unit with hot and cold tap.

Storage Cupboard

Further Office Space

11'6" x 9'3" max (3.51m x 2.82m max)

Ceiling mounted light fitting. Power points. leading to





Transition Room

22'8" x 16'0" max irregular in shape (6.91m x 4.90m max irregular in shape)

Range of lighting. Stainless steel sink unit. Overhead storage cupboard. Power points. Air ventilation system and piping. Wooden stairs leading to

Mezzanine Area

17'0" x 22'3" max (5.20m x 6.80m max)

L Shaped

Further storage.

Preparation Room

16'8" x 12'9" max (5.10m x 3.91m max)

Stainless steel sink with hot and cold taps. Kitchen units.

Fluorescent strip lighting. Wall mounted wash hand basin. Power points.

Garage

42'4" x 11'2" max (12.92m x 3.41m max)

Car parking area for approximately three vehicles. Roller shutter doors. Door to

Storage

29'3" x 10'5" max (8.93m x 3.20m max)

Radiator. Fluorescent strip lighting. Powerpoints.





Outside

Steps leading to UPVC double glazed door

Reception

22'3" x 9'10" max (6.80m x 3.00m max)

Large obscure feature window to front. Fluorescent strip lighting. Wooden effect panels to walls and ceiling. Leading to

Hall

25'0" x 26'0" max (7.63m x 7.95m max)

Fluorescent strip lighting. Power points.

Wooden stairs leading to

Double glazed feature window to the front.

Chapel Room

10'3" x 8'9" max (3.13m x 2.67m max)

Loft hatch. Ceiling light fitting. Power points. Door to WC. Door to rear room

WC

Low level WC. Wall mounted sink with tap. Lighting.

Rear Room

9'5" x 10'1" max (2.89m x 3.09m max)

Continuation of obscure feature double glazed window from reception. Further obscure feature double glazed window to the front. Lighting. Powerpoints.

Services

Mains electricity, water and drainage can be found at the property, however, we have not verified any of the connections

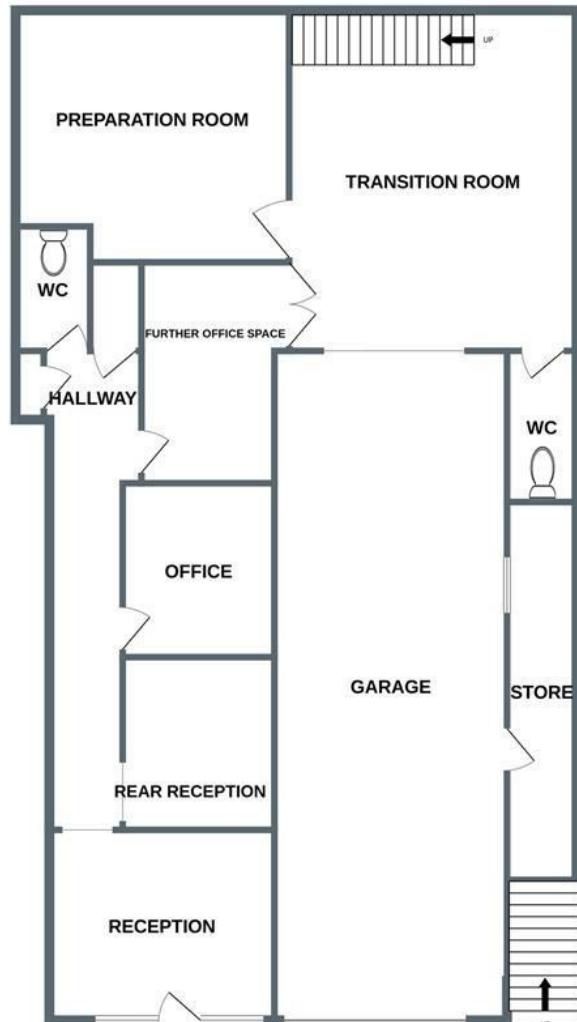
Cornwall Council

Rateable value 2024/2025 £26,260

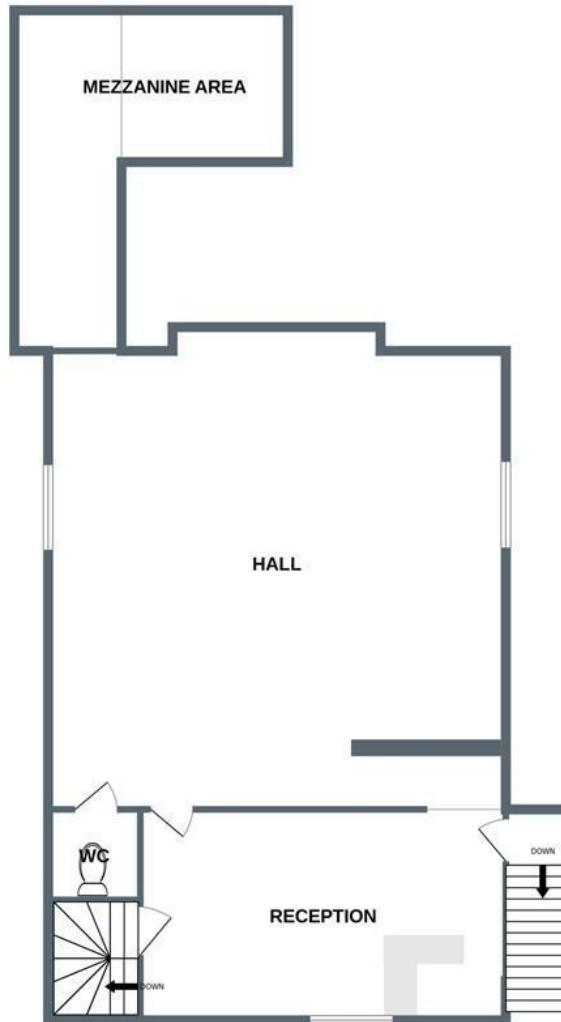
Cornwall Council, 39 Penwinnick Road, St Austell



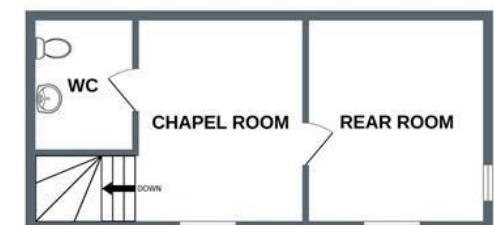
GROUND FLOOR



1ST FLOOR

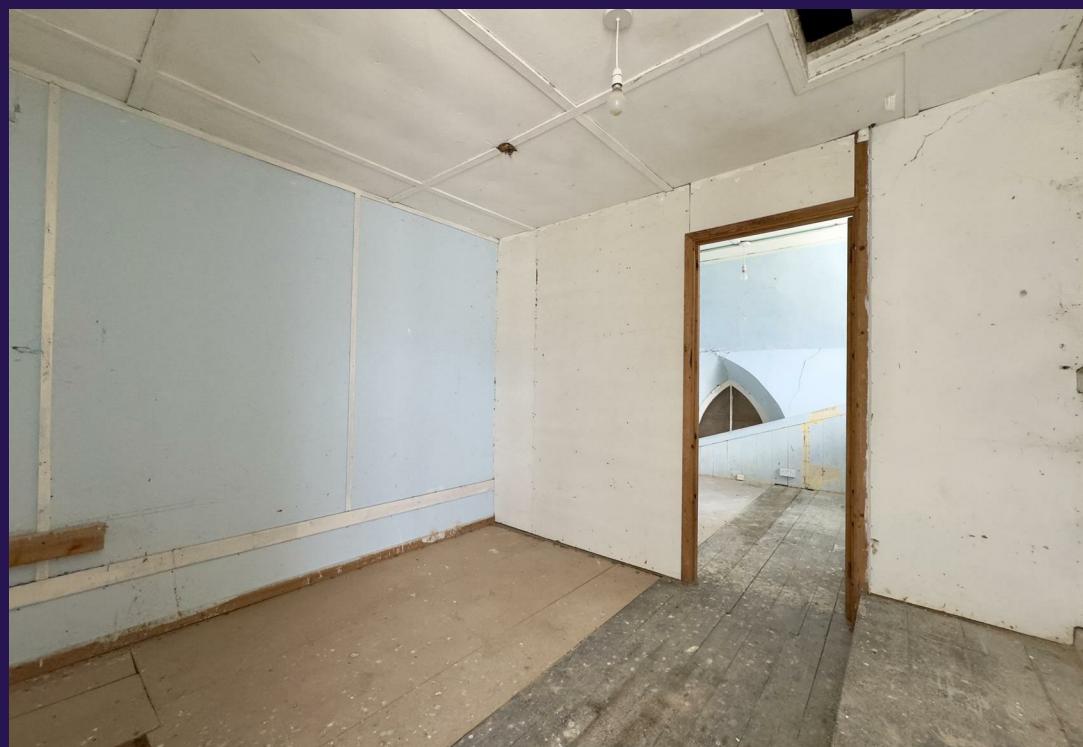


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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