

2 St Columb, St. Columb Major, TR9 6AP

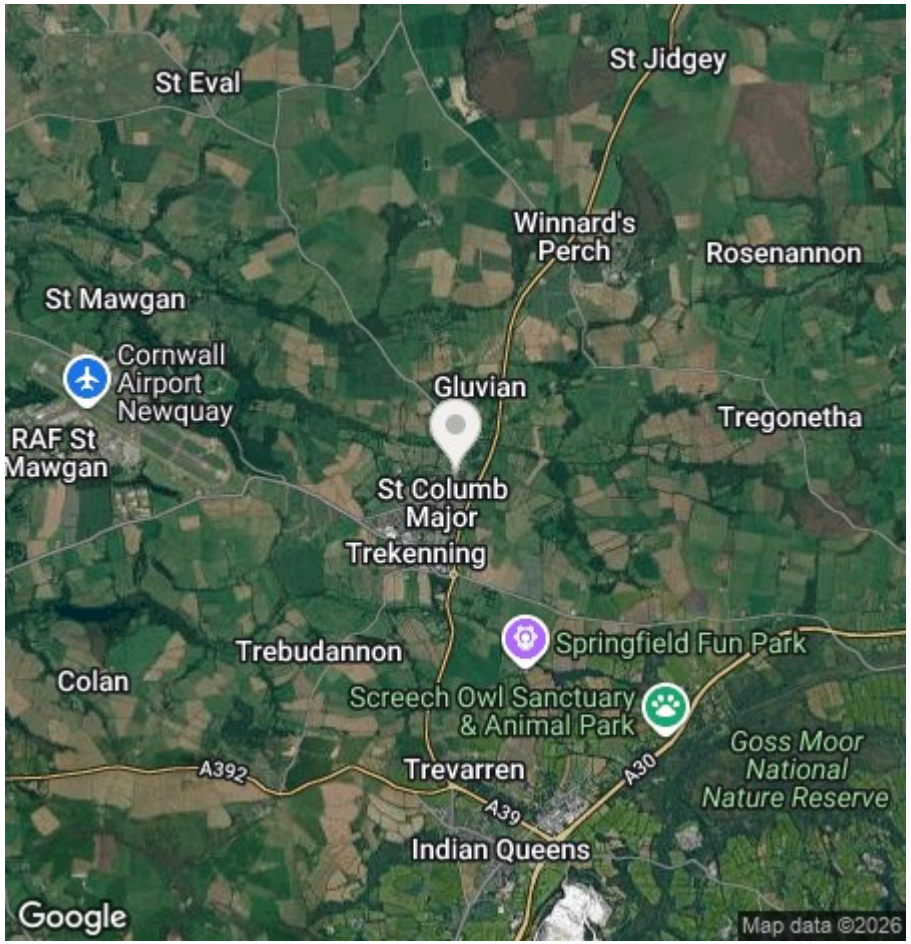
david ball
Agencies

COMMERCIAL LOCK UP SHOP UNIT FOR SALE. An exceptional opportunity to acquire a commercial property located in the heart of St Columb Major, Cornwall. Suitable for a variety of uses.
Viewing is highly recommended

£49,950 Leasehold

Key Features

- Commercial Lock up Shop
- Suitable for a Variety of Uses
- Viewing Highly Recommended
- Located in Busy Rural Town
- 37 Sq Meters (398 Sq Ft)
- £49,950 Leasehold







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

The Situation
The property is situated in Union Square in the heart of St Columb Major a historic market town named after Saint Columba of Cornwall, a 6th-century figure also known as Columb. This lively town is famous for its traditional game of hurling, a medieval sport once popular across Cornwall. Today, hurling is uniquely preserved in St Columb and St Ives, featuring an energetic contest between the Townsfolk and the Countrymen.

The seaside resort of Newquay lies just 6 miles away, while the bustling market town of Wadebridge is within 7 miles. Conveniently, Newquay International Airport is only about 3.5 miles from St Columb Major, offering flights to a range of destinations.

The Property
A lock up commercial property situated in the heart of St Columb Major. The property currently features a reception area, two treatment rooms, a sunbed room, and a kitchen. The property can easily be put back to one retail space. This property offers the new owner a great lock up premises in the heart of the historic market town which is suitable for a variety of uses.

Reception Area
Wooden entrance door. Wooden reception desk with shelving under. Shelving to walls. Wifi/data point. A range of power points. Wooden effect flooring. Ceiling light fitting. Storage cupboard housing electric meter. Continuation of wooden effect flooring. Feature light fitting. High level windows to treatment room. Power points. Wall mounted electric heater.

Room One
9'11" x 5'5" (3.03m x 1.66m)
Continuation of wooden effect flooring. Feature ceiling track lighting. Power points.

Room Two
5'8" x 9'3" (1.74m x 2.84m)
Continuation of wooden effect flooring.Feature track lighting. Pedestal sink with hot and cold taps. Shower cubicle with shower, riser bar, hose and head. Wall mounted electric heater.

Room Three
5'0" x 6'4" (1.54m x 1.95m)
Continuation of wooden effect flooring.

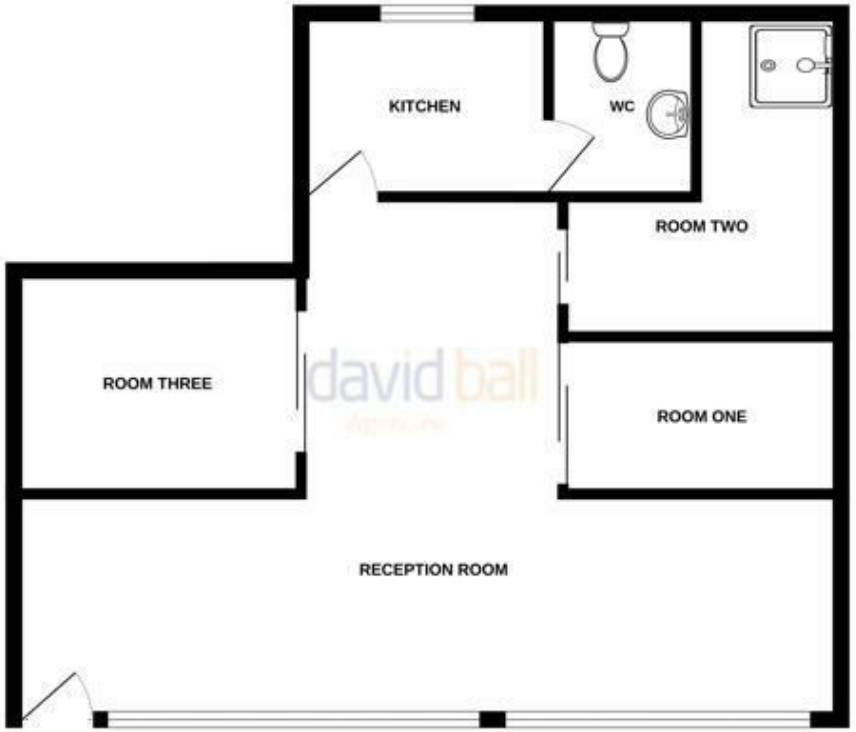
Hallway
Continuation of wooden effect flooring. Shelving. Wall mounted electric heater. Doors to subsequent accommodation.

Kitchen
5'10" x 6'9" (1.79m x 2.06m)
Two storage units . Stainless steel sink with hot and cold taps and drainer with shelving over. Extra high level storage A range of base units. Florescent strip lighting. Door to

WC
3'2" x 2'5" (0.99m x 0.75m)
Saniflo WC with top flush. Overhead storage. Wall mounted sink with hot and cold taps and mirror over. Tiled walls. Continuation of wooden effect flooring. Ceiling mounted light fitting.

Council
Cornwall Council, Penwinick Road, St Austell (0300 1234 100)
Rateable Value £7,000

GROUND FLOOR



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