

232 Henver Road, Newquay, Cornwall TR7 3EH



Composite property on main road offering extremely spacious and flexible potential for commercial retail shop/office/take-away on the ground floor with large residential accommodation over and a large south facing rear garden

- Extremely spacious and flexible layout
- Main road location, suit various commercial uses
- Good refurbished condition throughout
- Plenty of parking
- Take away potential (subject to pp)
- Gas central heating and double glazing
- Very long sunny rear garden
- Up to 5 bedroom residential accommodation on 2 upper floors
- EPC Rating - C

Reduced To £397,500 Freehold

This unusual and large property has been used commercially and residentially over the last few years and is suitable for a wide variety of users, ranging from small retail, through office and potentially including restaurant/take away in this highly visible location on Henvver Road. The property also offers spacious accommodation for a further variety of uses on the first and second floors, opening up "home and income" potential. Plenty of gravelled open parking to the front and an extremely long and sunny rear garden to the rear further increase potential.

COMMERCIAL GROUND FLOOR

Wide glazed frontage with a central door leading to a retail/commercial area.

FRONTING COMMERCIAL SECTION

24'8 x 19'10 (7.52m x 6.05m)

Central pillar with wide openings each side to the:

SECONDARY COMMERCIAL SECTION

20'8 x 15'6 (6.30m x 4.72m)

Multiple radiators. Ceiling spotlights. To the rear of the retail area is a:

SMALL FURTHER REAR LOBBY AREA

Glazed uPVC double glazed door onto the extensive rear patio and garden. Understairs storage cupboard. Inner vestibule with small utility room/kitchenette and separate WC.

RESIDENTIAL ENTRANCE

To the right hand side of the front elevation of the property is a further uPVC door with glazed panels to each side leading to a large entrance hall. Radiator. Double opening internal oak doors to the:

KITCHEN

29'3 x 6'5 (8.92m x 1.96m)

Fitted kitchen. Wood flooring. Recent gas fired boiler providing the central heating and hot water throughout. Radiators. Ceiling spotlights. Door leading to rear garden. Internal staircase leading to:

FIRST FLOOR LANDING

Staircase leading to second floor accommodation.

ROOM NO.1

24'4 x 11'6 (7.42m x 3.51m)

2 radiators. Front and rear aspect uPVC double glazed windows.

ROOM NO.2

11'7 x 10'2 (3.53m x 3.10m)

Front aspect uPVC double glazed window. Radiator.

ROOM NO.3

12'9 x 9'11 (3.89m x 3.02m)

Radiator. Front aspect uPVC double glazed bay window. Deep storage cupboard.

BATHROOM

12'7 x 5'8 (3.84m x 1.73m)

Limestone effect flooring. Double ended full length bath with central mixer tap. Rear aspect diffused glass uPVC double glazed window. Radiator. Concealed cistern low level WC. Semi recessed sink unit with surrounding storage and display cabinets. Tiled walls. Ceiling spotlights.

SECOND FLOOR LANDING

Providing access to 2 further rooms.

ROOM NO.4

11'3 x 9'11 (3.43m x 3.02m)

Slight L-shaped measurements. Radiator. Front and rear aspect sealed unit double glazed Velux windows.

ROOM NO.5

18'4 x 9'10 (5.59m x 3.00m)

Front and rear aspect sealed unit double glazed Velux windows. Radiator.

OUTSIDE FRONT

Dark grey gravelled car parking frontage for commercial and/or residential parking surrounded by low level fencing with a wide opening onto Henvver Road.

OUTSIDE REAR

Full width deep paved South facing patio area off the rear of the property leading directly onto a level lawned long fully enclosed and fenced rear garden with inset gravelled mature tree planters and play areas.

TENURE

Freehold

SERVICES

All mains

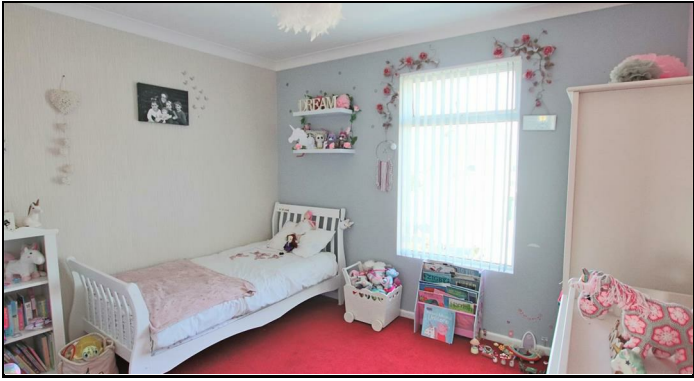
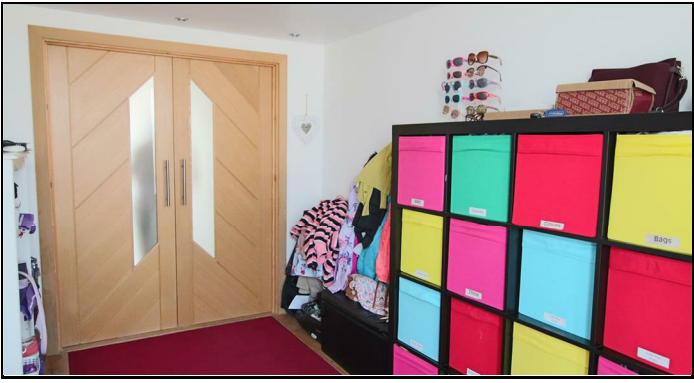
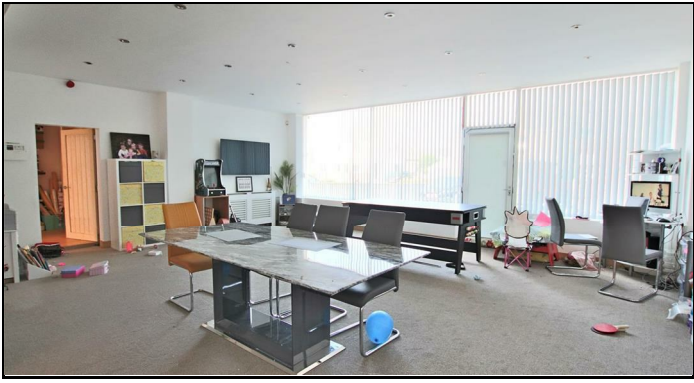
RATEABLE VALUE

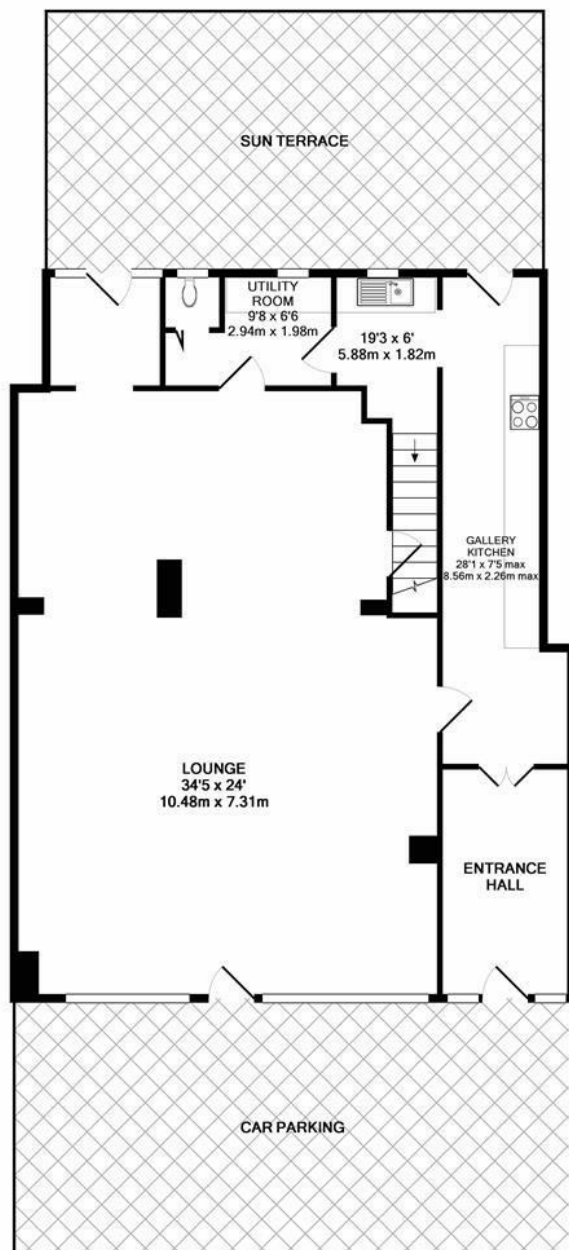
£8500 2017/18

COUNCIL TAX

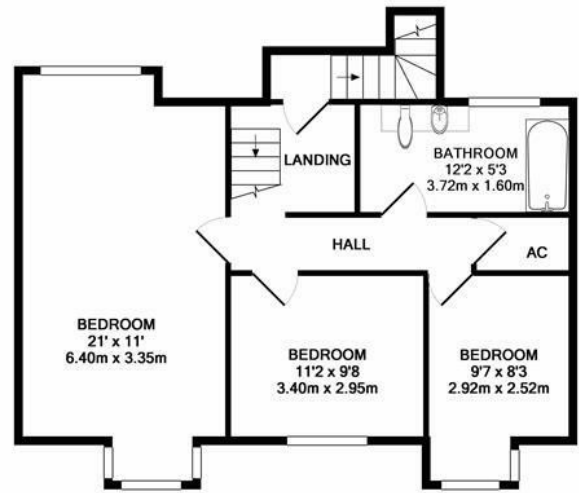
Band B



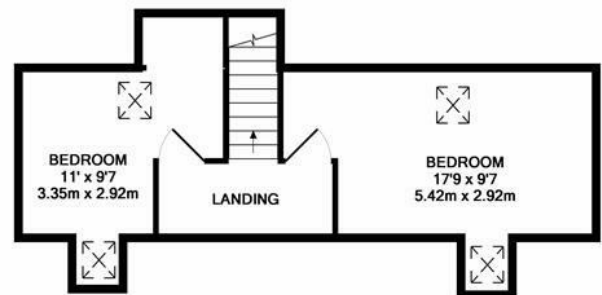




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk