



**For Sale**

**Guide Price**  
**£95,000**

Former British Legion, Clifton Hill, Newlyn,  
Penzance, Cornwall TR18 5HU

Approx. 1,195 Sq Ft  
(111.04 Sq M)

## Summary

- Single storey former club premises
- Located in heart of West Cornwall harbour village
- Potential to suit a variety of uses subject to any consents required
- For sale on behalf of liquidators

### Location:

Newlyn is a well-known harbour village to the west of Penzance in West Cornwall. The property is situated in the centre of the village close to a wide range of local amenities.

Penzance is the adjacent market town and boasts easy access onto the main road network via the A30 trunk road that runs through the town and connects with the M5 at Exeter. The National rail network terminates at Penzance and runs directly through to London Paddington on a daily basis. Penzance and Newlyn are well known for their links to the arts as well as being popular with locals and tourists alike.

### Description:

Single storey building which is attached to adjacent commercial stores. The property is accessed via a slope and steps up from pavement level and also has a fire exit opening on to a back lane.

Internally the accommodation comprises main club area with fitted bar counter, separate male and female wc's, rear office and ancillary area and beer cellar.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Main club area</b>	93.65	1,008
<b>Ancillary area</b>	9.36	101
<b>Beer cellar</b>	8.03	86
<b>Total</b>	<b>111</b>	<b>1,195</b>

### Services:

We understand that mains electricity, water, gas and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

Awaited.

### Planning:

Interest parties should make their own planning enquiries of Cornwall Council.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £2,700. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value increase to £3,900.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

The property is for sale on a freehold basis; the freehold flies over other premises below. A copy of the conveyance is available to interested parties on request.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### Money laundering:

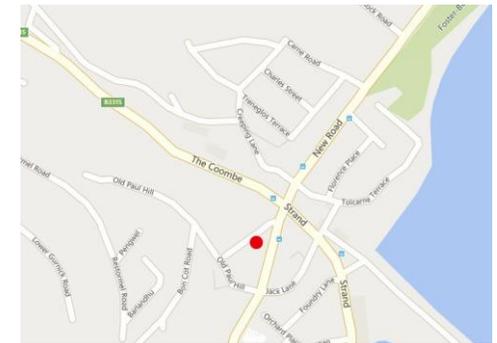
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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