

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Freehold guide price

£475,000

The Former Art School and Library, 62-63 Morrab Road, Penzance, Cornwall TR18 4EP

11,301 sq ft
(1,049.87 sq m)

Summary

- Rare freehold opportunity
- Grade II Listed property by Silvanus Trevail
- Extensive history connected with the Arts
- Includes large studio/ exhibition accommodation
- High ceilings in main areas and excellent natural light
- Potential for range of uses subject to planning and other consents

Location:

Morrab Road occupies a central position in Penzance town centre, close to Morrab Gardens and Penlee Park. The town centre and seafront promenade are also within easy reach, together with a wide range of shops, cafés, galleries and professional services.

Penzance has good access onto the main road network via the main A30 trunk road that runs adjacent to the town and connects to the M5 at Exeter. The national rail network can be found at the station located at the bottom of Market Jew Street and has services that run directly to London Paddington on a daily basis. Penzance is well known as the retail and administrative capital for the most western part of Cornwall and gateway to the Isles of Scilly.

Description:

A substantial and architecturally distinguished period property in a prominent position on Morrab Road. Formerly an art school and library, the building offers generously proportioned accommodation over several levels, with high ceilings, large windows and attractive elevations. Its scale and flexible layout provide potential for various uses, subject to any necessary consents.

Accommodation:

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

	sq m	sq ft
GF Art School	292.72	3,151
GF Central Hall	200.81	2,161
LGF Art School	144.22	1,552
GF Library	187.57	2,019
LGF Library	16.49	177
FF Library	208.07	2,240
Total	1,049.87	11,301

Services:

We understand that mains electricity, water 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:

Commissioned and awaited.

Planning:

This property is Grade II Listed and interest parties can review the Listing on various websites including Historic Engaland's website: - https://historicengland.org.uk/listing/the-list/

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that there are two current Rateable Values of £20,750 (School of Art) and £39,000 (Library and premises). Interested parties should make their own enquiries regarding current rates payable.

Terms:

The premises are offered for sale freehold at a guide price of £475,000.

The property is registered as an Asset of Community Value and the sellers are seeking bids by 22nd February 2027. No offers will be considered or accepted prior to this date unless from a qualifying organisation whose interest is registered and approved by Cornwall Council.

Legal fees:

Each party to pay their own legal fees incurred.

Money laundering:

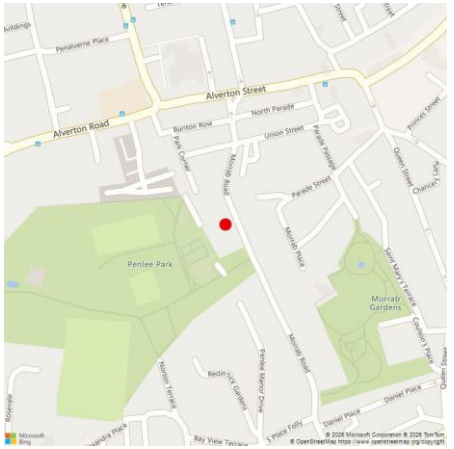
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

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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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

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