

## **INVESTMENT PROPERTY**

### **ADDRESS:**

Cemetery Lodge  
Pennance Road  
Falmouth



### **Type of Asset:**

Investment Property.

### **Description:**

A two-storey detached lodge house constructed of random stone with granite quoins, with upper front gable elevation of clay tiling with date stone of 1882. Single storey side and rear extension of rendered blockwork. The roof is pitched with a cement slate covering. Plastic fascias and gutters are fitted and UPVC frame double glazed windows.

### **Location:**

Situated in the centre of the cemetery fronting Pennance Road and facing down St Anthony Way towards Gyllyngvase Bay.

### **Accommodation:**

Side entrance and corridor with ground floor front lounge, dining room, fitted kitchen and bathroom with electric shower, WC and wash hand basin. First floor comprises two double bedrooms and one single bedroom. There is an enclosed rear yard to the property which enjoys sea views from the front first floor.

### **Size/Area:**

136 m<sup>2</sup> gross external floor area.

### **Occupier:**

Current let on an Assured Shorthold Tenancy at £850 per month.

### **Comment:**

The valuation reflects the vacant possession value.

### **ASSET VALUE:**

**£350,000 (Three Hundred and Fifty Thousand Pounds).**

## **PROPERTY ASSETS**

### **ADDRESS:**

Chapel I  
Falmouth Cemetery  
Pennance Road  
Falmouth



### **Type of Asset:**

Property.

### **Description:**

A single storey former Chapel constructed predominantly of rendered brickwork with pitched slate roof, timber lined internally with mullion and leaded windows and quarry tiled floor.

### **Location:**

Situated within the cemetery at Pennance Road, set back from the road frontage but with vehicular access.

### **Accommodation:**

Two large entrance doors to open plan former Chapel currently used as workshop store with timbered stairs leading to a mezzanine first floor covering about 50% floor area and constructed on an internal free-standing steel frame. A timber lean-to store lies along the southern elevation.

### **Size/Area:**

Ground floor	62.78 m <sup>2</sup>
Mezzanine floor	<u>28.02 m<sup>2</sup></u>
Total	90.80 m <sup>2</sup> gross internal floor area

### **Occupier:**

Falmouth Town Council.

### **Comment:**

None.

### **ASSET VALUE:**

**£75,000 (Seventy-Five Thousand Pounds).**

**ADDRESS:**

Chapel 2  
Falmouth Cemetery  
Pennance Road  
Falmouth

**Type of Asset:**

Property.

**Description:**

Open plan Chapel currently utilised for occasional memorial services and having timber lined and vaulted ceiling, triple rear glazed leaded and mullion windows, internal walls dry lined and equipped with range of timber pews. There is an externally accessed side extension containing a WC.

**Location:**

Situated within the cemetery at Pennance Road, set back from the road frontage but with vehicular access.

**Size/Area:**

70.83 m<sup>2</sup> gross internal floor area.

**Occupier:**

Falmouth Town Council.

**Comment:**

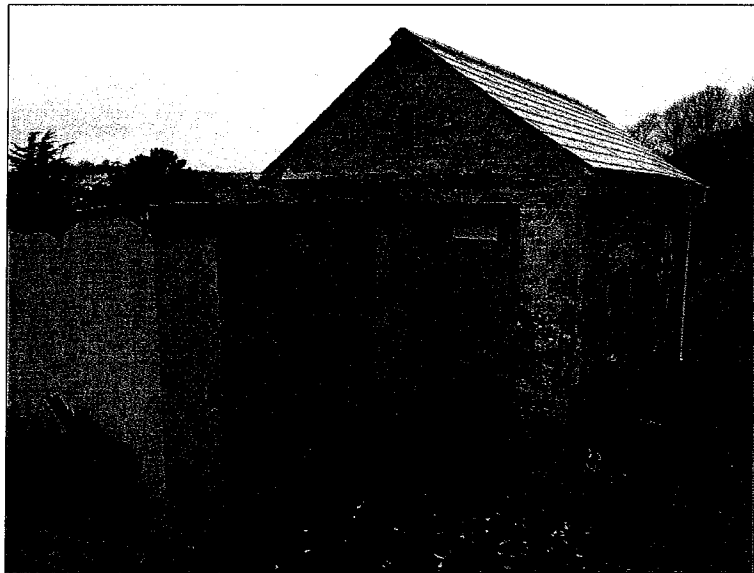
None.

**ASSET VALUE:**

**£70,000 (Seventy Thousand Pounds)** (calculated on a Depreciated Replacement Cost basis)

**ADDRESS:**

Store Building  
Madeira Walk  
Falmouth

**Type of Asset:**

Property.

**Description:**

Dilapidated small store building constructed of pointed stone with brick quoins under pitched slate roof together with equipment store constructed of single concrete blockwork under felt covered mono-pitch roof.

**Location:**

Situated to the western boundary of the upper part of Pennance Road Cemetery, adjoining Madeira Walk.

**Size/Area:**

28.15 m<sup>2</sup> gross external area.

**Occupier:**

Falmouth Town Council.

**Comment:**

Very dilapidated.

**ASSET VALUE:**

**£10,000 (Ten Thousand Pounds).**



**ADDRESS:**

Former Mortuary Building  
The Cemetery  
Swanpool  
Falmouth

**Type of Asset:**

Property.

**Description:**

Single storey detached former mortuary building constructed of pebble dash rendered concrete blockwork under hipped and pitched roof covered with natural slate. Single glazed metal frame windows are fitted together with plastic fascias, gutters and downpipes.

**Location:**

The property is located within the Swanpool Cemetery in an elevated north-east position with large tarmac surface parking/circulation area to the front.

**Accommodation:**

There is a ramped entrance up to the building which was formerly used for mortuary purposes but is now used for storage and office purposes. The accommodation includes an internal WC and further WC accessed externally.

**Size/Area:**

69.17 m<sup>2</sup> gross internal floor area.

**Occupier:**

Falmouth Town Council.

**Comment:**

Generous parking/yard.

**ASSET VALUE:**

**£80,000 (Eighty Thousand Pounds).**

**ADDRESS:**

Park Lodge  
Kimberley Park  
Falmouth

**Type of Asset:**

Property.

**Description:**

A single storey extended lodge building having front section of pointed stone and granite with granite quoins under pitched slate roof with a date stone of 1877. Rear rendered stone extensions again under slate roof with part concrete blockwork and benefiting from UPVC double glazed replacement windows.

**Location:**

The property is situated at the eastern entrance to Kimberley Park and has a mixed hard surface area to the rear together with detached single storey storeroom of single skin concrete block work under pitched asbestos sheet roof.

**Accommodation:**

The property was formerly used for residential purposes. The current layout comprises central internal lobby, front lounge, dining room/bedroom, bedroom, kitchen with range of fitted base and wall cupboards, rear corridor with separate WC and bathroom and further rear bedroom and side lobby. The Council are currently considering letting part on a commercial rent for a franchised community café operation, with part to be let at a peppercorn rent for community radio station use.

There is an adjoining single storey building in poor condition.

**Size/Area:**

Main building	71.94 m <sup>2</sup> gross internal floor area
External store	20.63 m <sup>2</sup> gross internal floor area

**Occupier:**

Falmouth Town Council.

**Comment:**

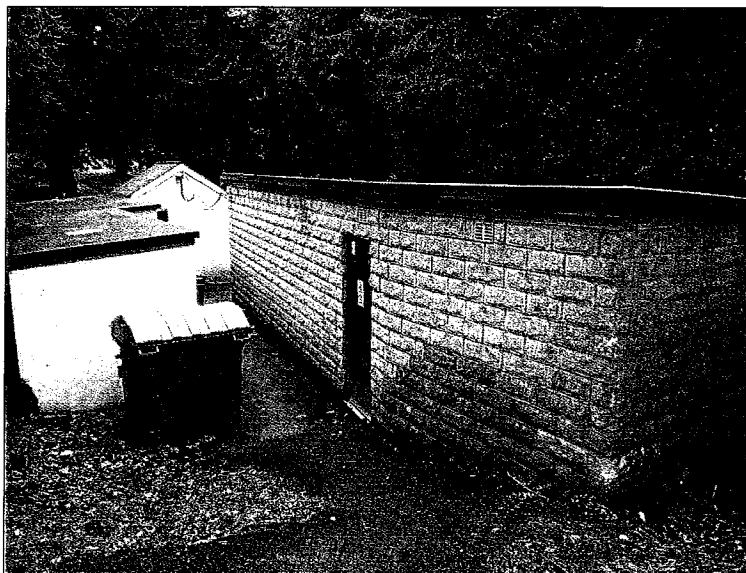
None.

**ASSET VALUE:**

**£140,000 (One Hundred and Forty Thousand Pounds).**

**ADDRESS:**

Workshop & Stores  
Kimberley Park  
Falmouth

**Type of Asset:**

Property.

**Description:**

Buildings comprising a detached single storey workshop of single skin concrete blockwork under sloping fibreglass roof on timber supports and having twin metal entrance doors. Small detached office of single skin blockwork under pitched fibreglass roof, with timber framed window with external security grille, plastic rainwater goods and barge boards. Store building again of single skin blockwork with fibreglass roof and twin metal loading doors.

**Location:**

Situated in the upper part of the Park adjoining Park Terrace with separate entrance.

**Accommodation:**

Main workshop is used for the storage and repair of park maintenance equipment together with the office utilised by the Park Groundsman. The low roof stores are used separately for different storage purposes.

**Size/Area:**

Main workshop	44.11 m <sup>2</sup> gross internal floor area
Office	6.11 m <sup>2</sup> gross internal floor area
Stores	<u>26.42 m<sup>2</sup> gross internal floor area</u>
Total	76.64 m <sup>2</sup> gross internal floor area

**Occupier:**

The property is partly occupied by Falmouth Town Council with around 30% occupied by Biffa.

**Comment:**

None.

**ASSET VALUE:**

**£50,000 (Fifty Thousand Pounds).**

**ADDRESS:**

Public Conveniences  
Webber Street  
Falmouth

**Type of Asset:**

Property.

**Description:**

Single storey toilet block which appears to have been constructed in the 1930's of concrete block construction with a rough cast pebble dash render finish, externally painted and incorporating painted timber window frames. The roof is pitched and hipped and covered with natural slate. Plastic rainwater goods are fitted to painted timber fascias. A flat roof section to the rear has a mineral felt roof covering.

**Location:**

The property is situated at the top of Webber Street just off The Moor.

**Accommodation:**

Separate male and female WC's.

**Size/Area:**

44.92 m<sup>2</sup> gross external floor area.

**Occupier:**

Falmouth Town Council.

**Comment:**

Assumed to be connected to mains drainage. We noted broken slates to the roof.

**ASSET VALUE:**

**£55,000 (Fifty-Five Thousand Pounds)** (calculated on a Depreciated Replacement Cost basis).



**ADDRESS:**

New Public Conveniences  
Kimberley Park  
Falmouth

**Type of Asset:**

Property.

**Description:**

Newly constructed set of public toilets of rendered blockwork under a pitched slate roof. Painted timber fascias and barge boards.

**Location:**

Situated near the entrance of the Park and to the rear of Park Lodge and having new hard surfaced pathways.

**Accommodation:**

Single storey building comprising two separate cubicle WC's and cleaner's store, together with third larger disabled access/changing cubicle.

**Size/Area:**

16.52 m<sup>2</sup> gross external floor area.

**Occupier:**

Falmouth Town Council.

**Comment:**

Assumed to be connected to mains drainage.

**ASSET VALUE:**

**£90,000 (Ninety Thousand Pounds)** (calculated on Depreciated Replacement Cost basis).

**ADDRESS:**

Former Post Office Building  
The Moor  
Falmouth

**Type of Asset:**

Property.

**Description:**

Substantial detached property arranged on three floors plus a small basement. The building is of solid masonry construction with partly rendered exterior with granite facing to the ground floor and with granite window reveals. The front section of the roof is a mansard roof with natural slate covering and incorporates Velux roof lights within the rear pitch. A flat roof section to the rear two storey part has a waterproof membrane roof covering and incorporates two large lantern lights. A flat roof section to the single storey extension is of similar construction and incorporates Velux roof lights. Timber framed sash windows exist within the first and second floor front elevations and more modern UPVC double glazed windows have been fitted to the side and rear.

**Location:**

The property is located facing The Moor at the northern end of the town centre.

**Size/Area:**

Ground floor	635.82 m <sup>2</sup>
First floor	400.33 m <sup>2</sup>
Second floor	<u>237.59 m<sup>2</sup></u>
	1,273.74 m <sup>2</sup> gross internal floor area

**Occupier:**

Part of the ground floor is occupied by Falmouth Town Council for a visitors' reception and offices. The right-hand part of the ground floor is occupied by Mr and Mrs Lemon trading as Boo Koo's Diner on a 15-year lease from the 1<sup>st</sup> March 2019 at a stepped rent which commenced at £35,000 per annum and increases to £45,000 per annum from March 2023. The lease is on proportional full repairing and insuring terms and incorporates a rent review on the fifth anniversary.

Part of the first floor comprising two offices is let to Passmore Cleaning at £3,100 per annum.

Part of the first floor is let to Cornwall Council until 2022 at a combined rent of £6,658 per annum.

**ADDRESS:**

Municipal Building  
The Moor  
Falmouth

**Type of Asset:**

Property.

**Description:**

Constructed in 1894, originally as a Passmore Edwards free library, the building comprises a solid random stone construction with brick lintels and window reveals incorporating timber framed sash windows. The front elevation has granite quoins and granite pillars together with granite window reveals and lintels. The roof is multi-pitched and hipped and covered with asbestos fibre slates. A single storey extension exists to the right-hand side.

**Location:**

The property faces onto The Moor, Falmouth.

**Size/Area:**

Ground floor	630.82 m <sup>2</sup>
First floor	467.73 m <sup>2</sup>
Mezzanine floor	<u>75.15 m<sup>2</sup></u>
	1,173.70 m <sup>2</sup> gross internal floor area

**Occupier:**

The ground floor is occupied by the Falmouth Library. The first floor is used by Falmouth Town Council as Council Chambers and incorporates an art gallery.

**Comment:**

None.

**ASSET VALUE:**

**£650,000 (Six Hundred and Fifty Thousand Pounds).**