



Regent Terrace, Penzance, TR18 4DW

Guide Price Guide Price
£750,000

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Welcome to This Rare Opportunity to Acquire a Substantial, Income-Producing Freehold Asset in One of Penzance's Finest Coastal Locations

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Hunters Exclusive are delighted to have been instructed as the sole selling agent, for this exceptional freehold investment opportunity in Penzance. Nestled along one of the town's most coveted streets, renowned for its grand Georgian architecture and enviable coastal setting, this impressive property enjoys the very best of seaside living. With the fresh sea air never far away and the iconic promenade just a short stroll from the doorstep, it's a location that doesn't fail to impress. The property itself is a handsome and imposing double-fronted Georgian townhouse, Grade II listed and brimming with exquisite architectural detail and period charm. Showcasing a wealth of character features synonymous with its heritage, the building currently comprises five one-bedroom apartments and one two-bedroom apartment. Five of the apartments are currently let on long-term residential tenancies, whilst the remaining two-bedroom apartment has been successfully operated as holiday accommodation, together creating a substantial and diversified income-generating asset. Further enhancing this listings appeal is a private car park for six vehicles, alongside an additional three garages. Has to be seen to be appreciated.







The Location

Nestled on Cornwall's spectacular south-west coast, Penzance is a charming seaside town renowned for its rich maritime heritage, vibrant arts scene and breathtaking natural beauty. Overlooking the sparkling waters of Mount's Bay, with the iconic silhouette of St Michael's Mount rising from the sea, Penzance offers the perfect blend of relaxation, adventure and culture.

Stroll along the picturesque promenade, take a dip in the famous Jubilee Pool, browse independent boutiques and galleries, or enjoy fresh local seafood in one of the town's many cafés and restaurants. Penzance is also considered the gateway town to some of Cornwall's most celebrated destinations, including Mousehole, Newlyn, Land's End and the golden beaches of Sennen Cove.

Whether you're seeking coastal walks, watersports, fine dining or simply a place to unwind and soak up the Cornish atmosphere, Penzance provides an exceptional base from which to experience the very best of Cornwall.

The Investment

A healthy yield of approximately 8.6% is currently being achieved.

Comprising the income from 5 residential lets, 1 holiday let, and three garages.

Figures available upon request.

First Impressions

Within easy walking distance of the town centre and just moments from the promenade and iconic Jubilee Pool, you will find our listing. Occupying a prime position along this



private road, No.14 creates a truly wonderful first impression. A broad flight of granite steps rises to a handsome burgundy front door beneath a sheltered porch, while perfectly balanced sash windows lend a sense of symmetry and refinement. Framed by beautifully tended courtyard gardens, mature planting and a striking palm tree that hints at the mild Cornish climate, the property exudes all the character and grace you would hope to find in a distinguished Georgian coastal townhouse. Each apartment benefits from access to the gardens and a shared laundry room. Let's take a look inside.

Lower Ground Floor - Flat 1

Descending to the lower ground floor, you will discover the beautifully appointed two-bedroom holiday let apartment. Thoughtfully and comprehensively renovated throughout, the accommodation enjoys independent access via twin entrance doors positioned either side of the grand staircase, leading directly into the lounge and kitchen/dining room.

At the heart of the apartment lies the impressive kitchen/dining space, designed for both everyday living and effortless entertaining. Sleek high-gloss cabinetry is complemented by quality integrated appliances, stylish work surfaces and subtle under-cabinet lighting, creating a contemporary yet welcoming environment with ample space for cooking, dining and socialising. The generous sitting room provides a welcoming retreat, with French doors opening directly onto the outside space, allowing natural light to flood the room. Equally suited to summer evenings or cosy winter afternoons, it is a wonderful space in which to relax and unwind. The apartment is further complemented by two comfortable bedrooms, a well-appointed bathroom, ample storage throughout, and a rear access door for added convenience.

Utilisation: Holiday let apartment, £21,000 per annum

Rooms: Kitchen/ Diner, Living Room, Two bedrooms, bathroom, rear hall with closets



Ground Floor - Flats 2A & 2B

Stepping through the impressive front entrance, you are welcomed by a grand reception hall, where soaring ceilings, period detailing and an elegant staircase immediately set the tone for the accommodation beyond. Rich in character and charm, this inviting space provides access to Flats 2A and 2B, while a rear exit offers additional practicality and convenience.

Flat 2A:

Utilisation: Residential let, £625 pcm

Rooms: Kitchen/ Reception Room/ Dining Room, Bedroom, En-suite Shower Room, Closet

Flat 2B:

Utilisation: Residential let, £625 pcm

Rooms: Kitchen/ Reception Room/ Dining Room, Hallway with closets, Bedroom, En-suite shower room

First Floor - Flat 3A & 3B

Flat 3A:

Utilisation: Residential let, £650 pcm

Rooms: Kitchen/ Reception/ Dining Rooms, Bedroom, En-suite shower room, Entrance porch.

Flat 3B:



Utilisation: Residential let, £750 pcm

Rooms: Entrance Porch, Living/ Dining Room, Kitchen, Bedroom, Bathroom

Second Floor - Flat 4

Flat 4

Utilisation: Residential let, £685 pcm

Rooms: Hallway with storage, living room, kitchen, bedroom, bathroom

Outside & Outbuildings

To the rear is a courtyard garden, and a communal laundry room.

To the front is a private car park with six dedicated parking spaces, and a block of three garages.

Useful Information

Grade II listed

Conservation Area

Mains gas, electric, water and sewerage

Ofcoms suggest Standard and ultra-fast broadband may be available

Mobile Signal (according to Ofcom) EE good outdoor, variable in home. 02, Three, Vodafone good outdoor.

EPC's: Flat 1 D62, 2a E42, 2b E48, 3a D65, 3b E43, 4 E44

Granite walls

Individual flats Council tax band A





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		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

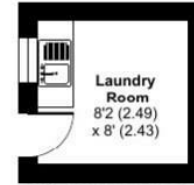
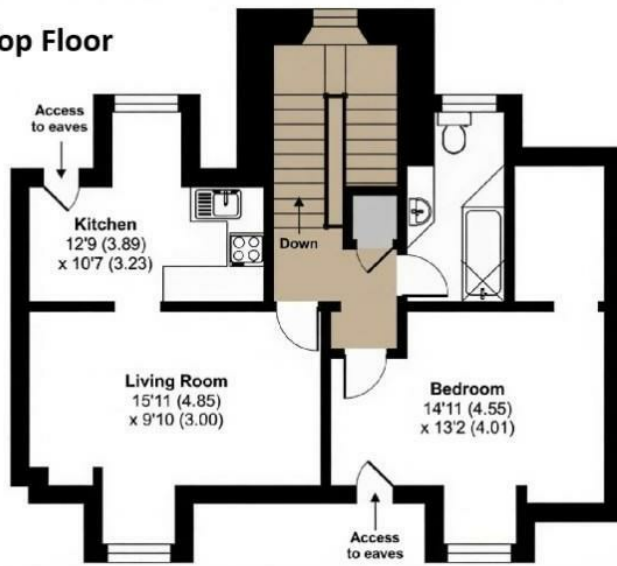
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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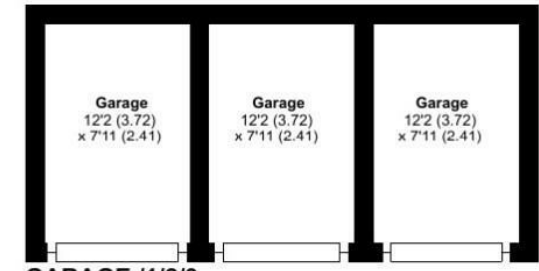




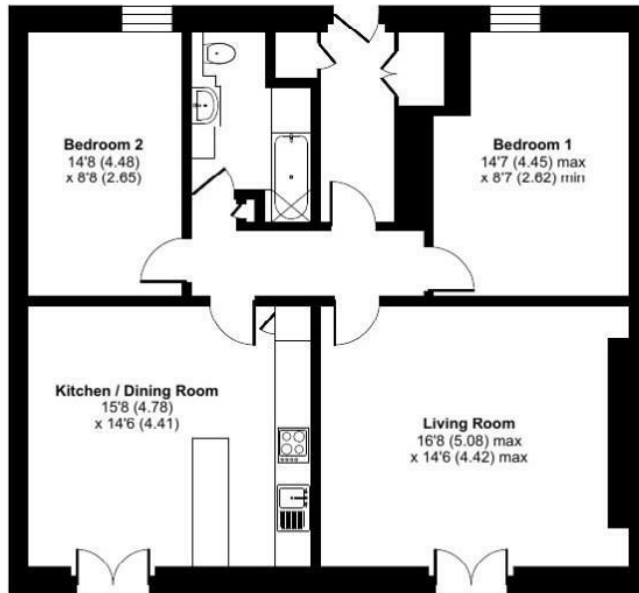
Top Floor



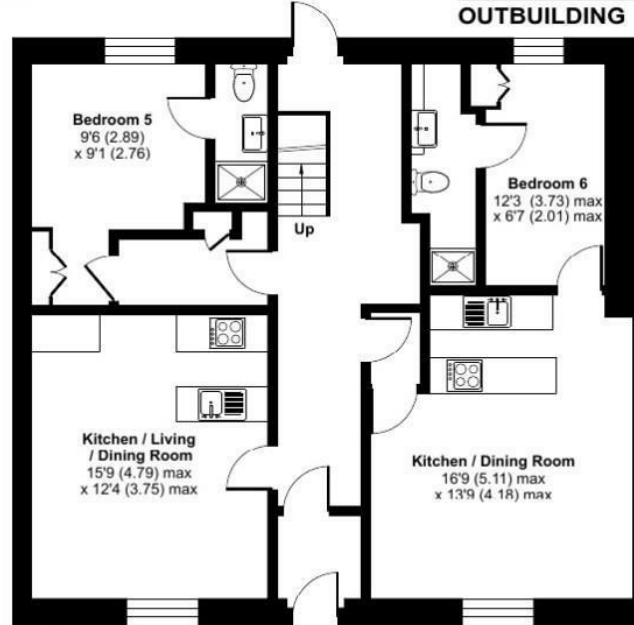
OUTBUILDING



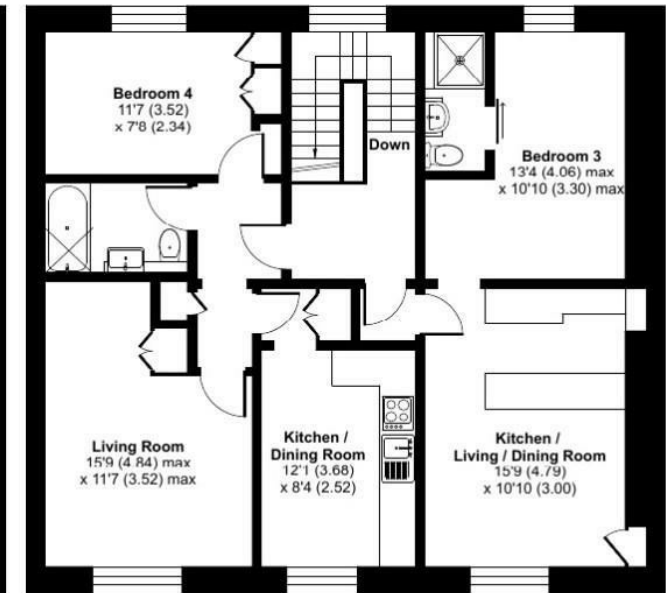
GARAGE 1/1/2/3



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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