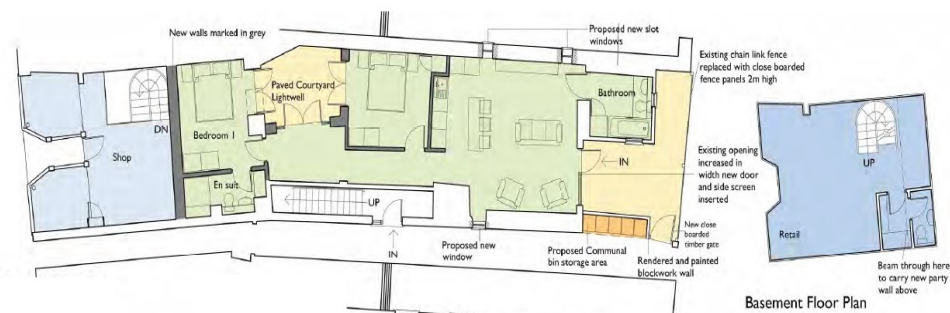




Proposed Layout

6-7 CAUSEWAYHEAD, PENZANCE, TR18 2SN

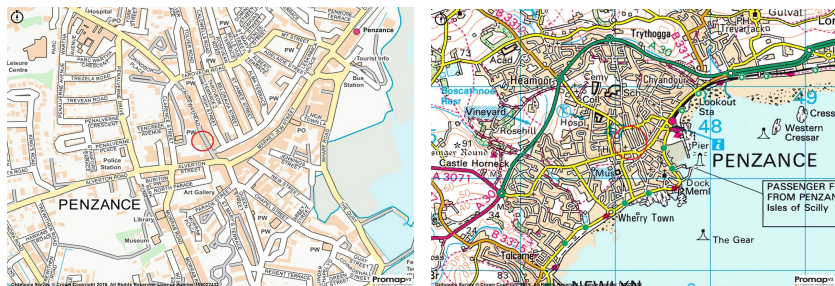
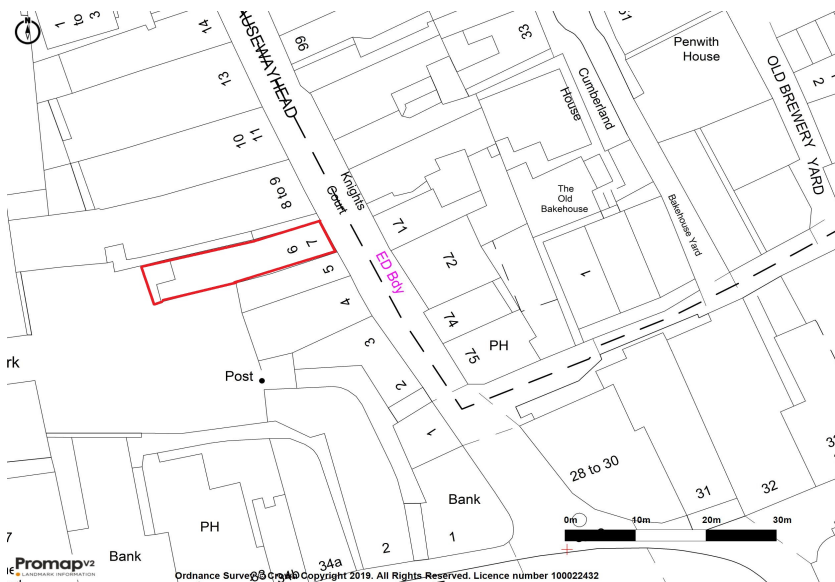
A ground floor double fronted shop with storage behind and basement below.

Well located at the busier end of Causeway head close to Market Place. The premises had consent for conversion to a residential unit with a smaller shop towards the front of the building retaining the same shop front. This has now lapsed but could be re-applied for.

- **ATTRACTIVE DOUBLE FRONTED RETAIL UNIT**
- **1,559 SQ FT (145 SQ M)**
- **PLANNING CONSENT TO CREATE A 2 BED APARTMENT (NOW LAPSED)**
- **AVAILABLE IMMEDIATELY**
- **LONG LEASE - 999 YEARS**
- **ENERGY PERFORMANCE CERTIFICATE -C(75)**

OFFER IN EXCESS OF £125,000

LONG- LEASEHOLD



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The premises are located at the lower end of Causewayhead which is a pedestrianised secondary retailing area within Penzance Town Centre and includes predominately independent retailers, cafes and restaurants together with some professional services and the Savoy cinema.

PLANNING:

Planning consent was granted on 07/12/2022 under PA22/07273 for "Retention of retail space and change of use of retail/storage to dwelling with minor external changes". This has now lapsed will need to be re-applied for.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Retail	832	77.30
Ground Floor Storage	350	32.52
Basement (Unused)	378	35.10
Total	1,560	144.91

TENURE / LEASE TERMS:

Long Leasehold - the premises are held under two leases for a term of 999 years from 2019 each at a peppercorn ground rent.

VAT:

All the above prices/rentals are quoted exclusive of VAT if applicable.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £14,250. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (75).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk