



WHARFSIDE SHOPPING CENTRE, MARKET JEW STREET, PENZANCE, TR18 2GB

Penzance needs little introduction as one of the most iconic towns in Cornwall, famous for its maritime history. As the biggest town in west Cornwall, it has a wide catchment area and attracts high visitor numbers every year. Wharfside Shopping Centre is home to a wide range of shops, both National retailers and local specialists. The Shopping Centre links Market Jew Street, the historic prime retail street in Penzance, with Wharf Road and the main town centre car park adjacent to the town's historic harbour.

The available units are at street level from Market Jew St and are all in prominent positions within the centre and suitable for a wide range of retail uses.

FROM £12,600 Per Annum Excl

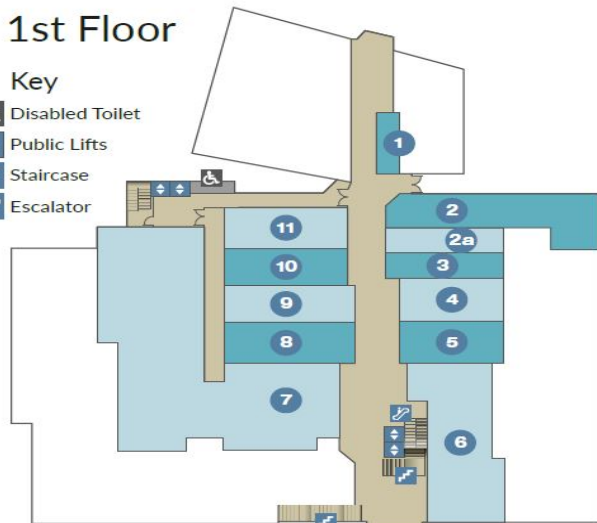
- **SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE**
- **FLEXIBLE UNITS FROM 360 SQ FT TO OVER 7,500 SQ FT**
- **VERSATILE UNITS SUITABLE FOR RETAIL, LEISURE, CLINIC, GALLERY, OFFICES PLUS MANY OTHERS**
- **PEDESTRIANISED THOROUGHFARE FROM SHOPPERS' CAR PARK**
- **LIFT & ESCALATOR ACCESS**
- **PENZANCE TOWN CENTRE OVERLOOKING MAIN CAR PARK AND HARBOUR**
- **EPC RATINGS RANGE FROM "B" TO "E" DEPENDING ON THE UNIT**



1st Floor

Key

-  Disabled Toilet
-  Public Lifts
-  Staircase
-  Escalator



VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial or SBC. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Or our Joint Agent at SBC Property:

Barney Peters on 07738 321136
or 01872 277397
Email: Barney@sbcproperty.com

LEASE TERMS:

The units are available on new commercial leases, subject to the Centre's estate service charge, with occupiers responsible for utilities and business rates.

SERVICE CHARGE:

The maintenance of the exterior of the building and the common area are administered by way of a service charge. The contribution for this unit can be confirmed on request.

LOCATION & DESCRIPTION:

Wharfside is located in the well-known coastal town of Penzance on Cornwall's south coast, the principal centre for commerce within West Cornwall. The town is an extremely popular tourist destination for visitors who come to enjoy the nearby attractions including St Michael's Mount, Jubilee Pool Lands End and trips to the Isles of Scilly.

Famous for its connections with artists, a thriving nearby fishing harbour, and the home port of the Scillonian Ferry and heliport, which provides regular services to the Isles of Scilly. Wharfside sees footfall of over 1.4 million visitors per year, peaking in the tourist season, with over 175,000 people using the centre during the summer. The centre is also growing its off-season demand, with footfall of nearly 100,000 people recorded in January 2023, over 10% higher than the previous year.

ACCOMMODATION & RENT:

Unit 2: 1,560 sq ft - £24,000 pa + VAT
Unit 3: 699 sq ft - £15,500 pa + VAT
Unit 7A : 7,576 sq ft - rent on application
Unit 14A: 358 sq ft - £12,600 pa + VAT

Alternative size units are available within Unit 7A from 1,600 sq ft to 7,500 sq ft. Please contact us for further information.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

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

EPC & BUSINESS RATES:

Unit 2: EPC rating E (111), Rateable Value - £12,500
Unit 3: EPC Rating B (44), Rateable Value £13,500
Unit 7A: In shell condition so no EPC or Rateable Value
Unit 14A: EPC rating B (48), Rateable Value - £5,000

ID, REFERENCES & DEPOSIT:

All prospective Tenants will need to provide certified ID and proof of address. References and a deposit may be required.







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