MIXED INVESTMENT, 16A MARKET JEW STREET, PENZANCE, TR18 2HR

£249,950

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Penzance is located at the western end of Cornwall at the end of the mainline train network from Penzance to London Paddington. Truro is some 30 miles east, with Helston around 13 miles to the east. Penzance itself is home to around 15,000 people, but it brings in business, tourists, shoppers and locals from across Penwith. The main retail area is centered around Market Jew St and Causewayhead with numerous national retailers and chain hospitality operators.

DESCRIPTION:
The property itself comprises a ground and first floor retail unit occupied by Boots the Opticians. The second floor, accessed separately from Bread St, is a spacious 2-bed flat with potential to be a 3-bed and requiring some cosmetic updates. There is also a large building to the rear which has conversion potential and available by separate negotiation, subject to the necessary planning.

SCHEDULE OF ACCOMMODATION:
The commercial area totals 120.05 Sq M / 1,292 Sq Ft
The flat area totals: 98.72 Sq M / 1,063 Sq Ft
The rear building totals: 47.7 Sq M / 513 Sq Ft

All areas are approximate and have been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

TENURE / LEASE TERMS:
The premises are available by way of the freehold interest with the benefit of a 5 year lease, which commenced in 2024, to Boots the Opticians paying £12,000 per annum.

The flat and will be provided with vacant possession.

The property is Grade II listed under the listing 1210263.

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 £11,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

The flat, located at 31 Bread St, falls under Council Tax Band 'A' but is part of the same title.

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

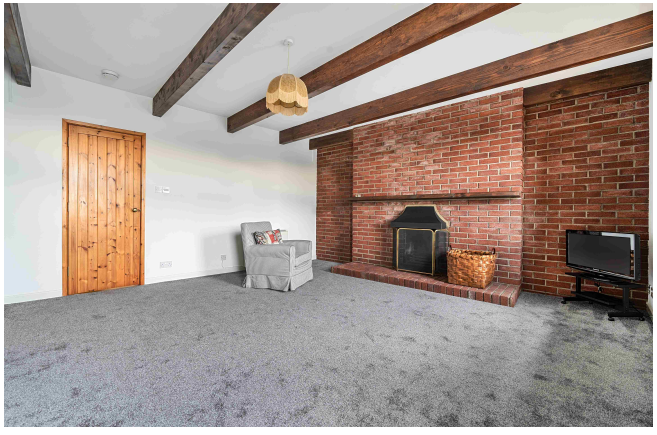
LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for the commercial aspect is is D (84) whilst the flat is rated E.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk



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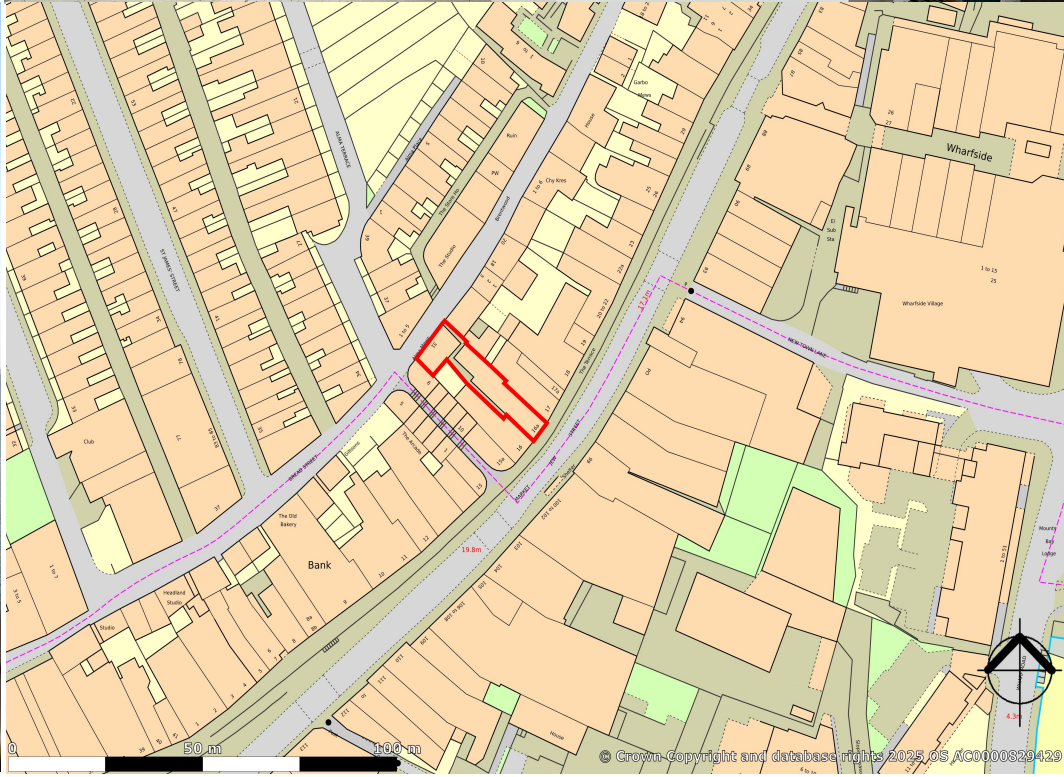
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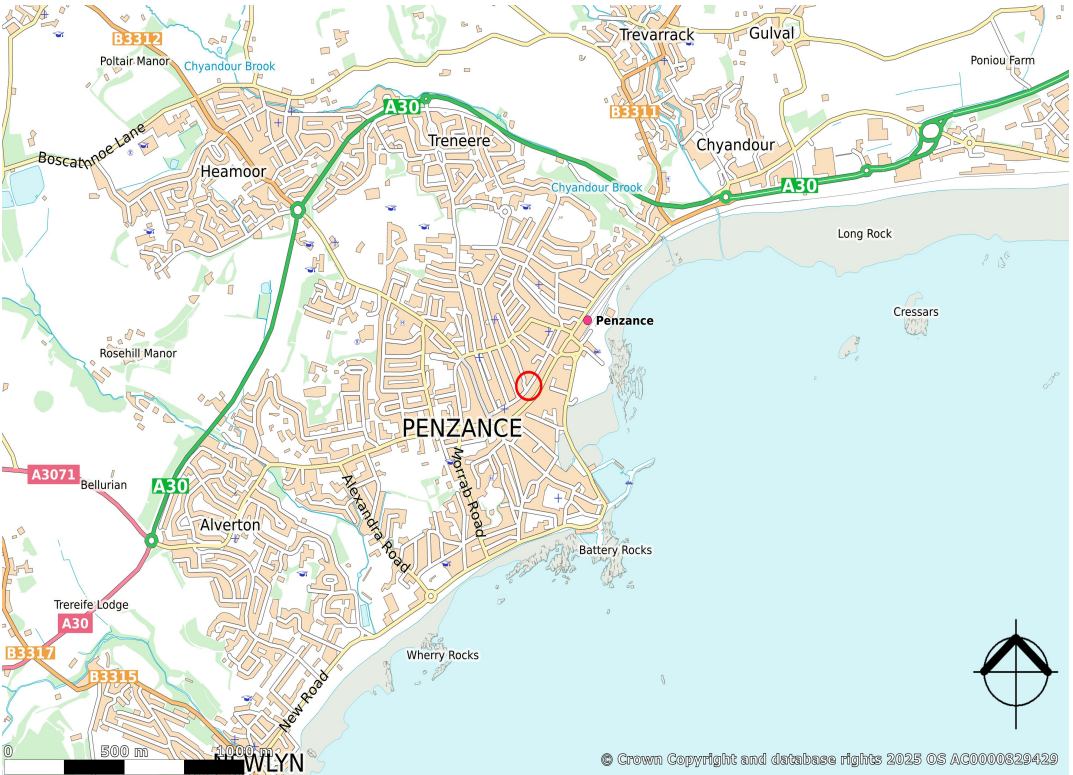
B3312
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Chyandour Brook
A30
Trevarrack
Gulval
Poniou Farm
B3311
Boscatnoe Lane
Heamoor
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Chyandour
A30
Chyandour Brook
Long Rock
Penzance
Cressars
Rosehill Manor
PENZANCE
A3071
Bellurian
A30
Alverton
Alexandra Road
Morrab Road
Battery Rocks
Trereife Lodge
A30
B3317
B3315
Wherry Rocks
New Road
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Launceston
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Newquay
Bodmin
A38
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Saltash
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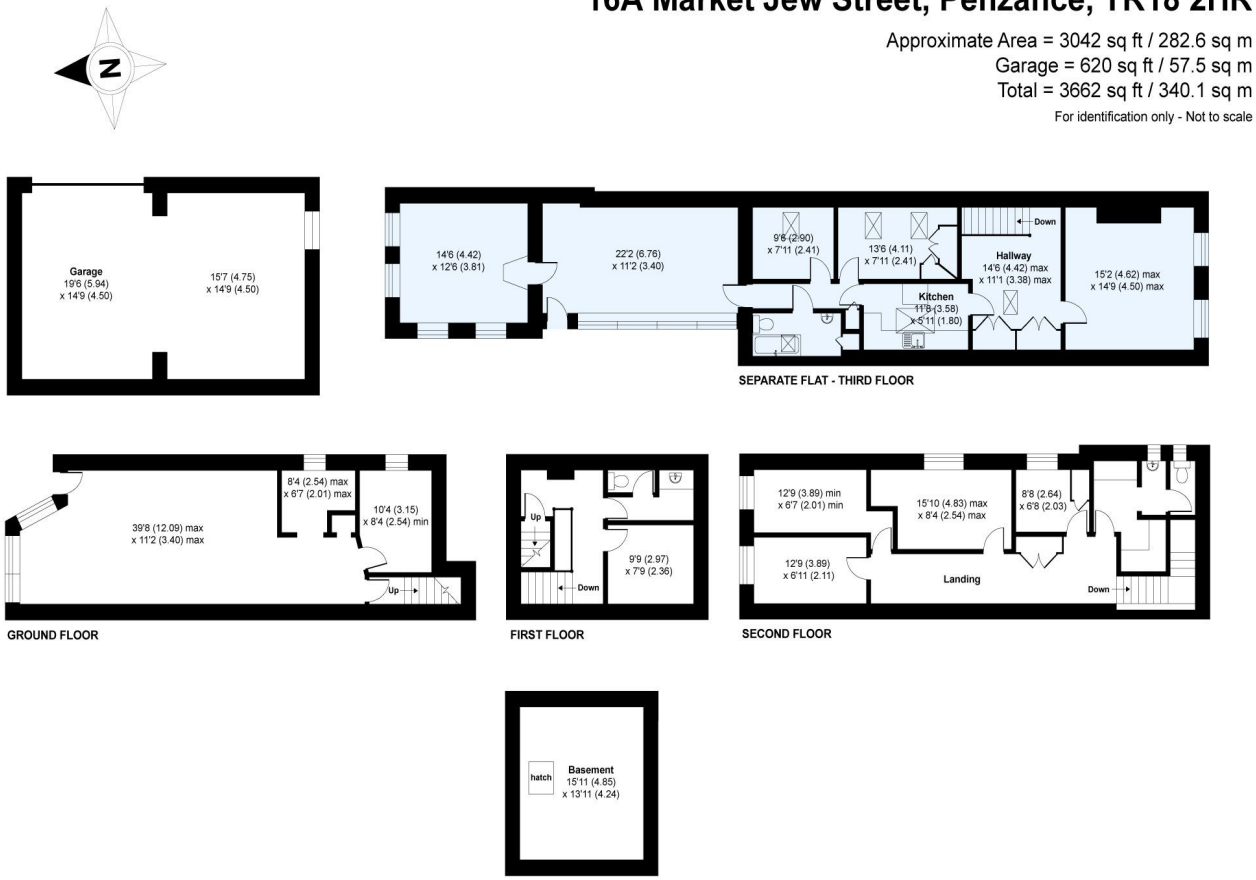
16A Market Jew Street, Penzance, TR18 2HR

Approximate Area = 3042 sq ft / 282.6 sq m
Garage = 620 sq ft / 57.5 sq m
Total = 3662 sq ft / 340.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Miller Commercial LLP. REF: 1268442

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