

Miller Commercial

Chartered Surveyors and Business Property Specialists



69A MARKET JEW STREET, PENZANCE, TR18 2LJ

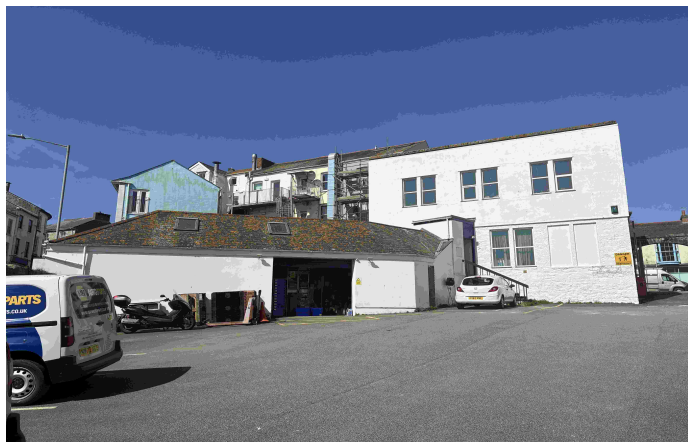
2-Storey office building with a generous gated compound/car park to the rear.

The property has been granted consent for conversion to 4 x 1-bedroom residential apartments via the prior approval process under PA25/09299.

Full details of the application are available from Cornwall Council's planning website, or via request from the agents.

- **WELL LOCATED FREEHOLD DEVELOPMENT OPPORTUNITY**
- **CONSENT FOR 4 RESIDENTIAL APARTMENTS**
- **POTENTIAL FOR MORE EXTENSIVE DEVELOPMENT (SUBJECT TO CONSENT)**
- **PLOT OF 0.2 ACRES**
- **CLOSE TO MAINLINE RAILWAY STATION AND LONG STAY CAR PARK**
- **EPC: E (112)**

GUIDE PRICE £500,000 FREEHOLD



LOCATION:

The property occupies a convenient and easily accessible position on the eastern side of the town centre. It is situated close to the mainline railway station, which provides regular services to London Paddington, as well as a long-stay car park and Penzance harbour, offering regular ferry connections to the Isles of Scilly. A Premier Inn hotel is located adjacent to the property. Penzance town offers a variety of local and independent retailers and amenities.

The property also enjoys impressive views across Mount's Bay.

DESCRIPTION:

Two-Storey office building with a generous gated compound/car park to the rear.

The property has been granted consent for conversion to 4 x 1-bedroom residential apartments via the prior approval process under PA25/09299.

Full details of the application are available from Cornwall Council's planning website, Reference PA25/09299, or upon request from the agents.

We believe the property offers scope for a more extensive development (subject to the requisite consents).

SCHEDULE OF ACCOMMODATION:

The current premises measure approximately 4,492 sq ft (417 sq m) set over both floors. And occupies a plot of 0.2 acres.

TENURE:

Freehold.

The property is currently occupied by Alliance Automotive UKLV LTD who occupy the premises under a lease. Further information is available via request.

VAT:

The VAT status of the property is to be confirmed.

LEGAL COSTS:

Each party to bear their own costs in regard 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 £30,000. 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 E (112).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

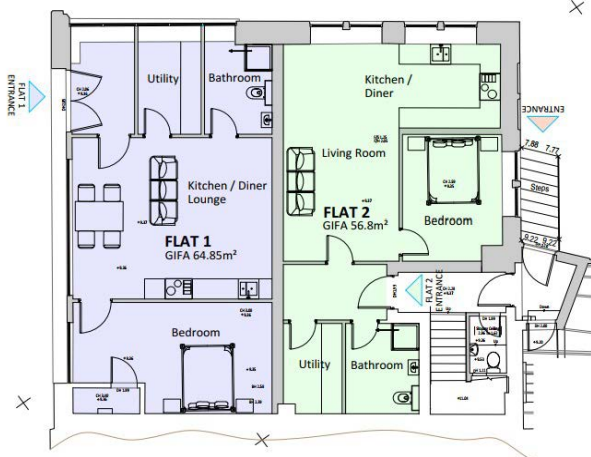
Email th@millers-commercial.co.uk

Mike Nightingale on 01872 247008

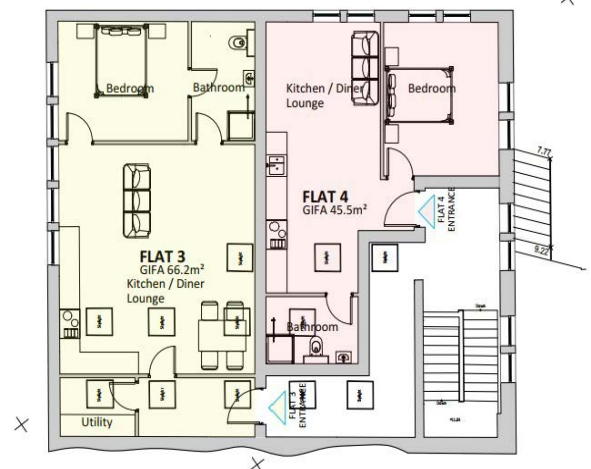
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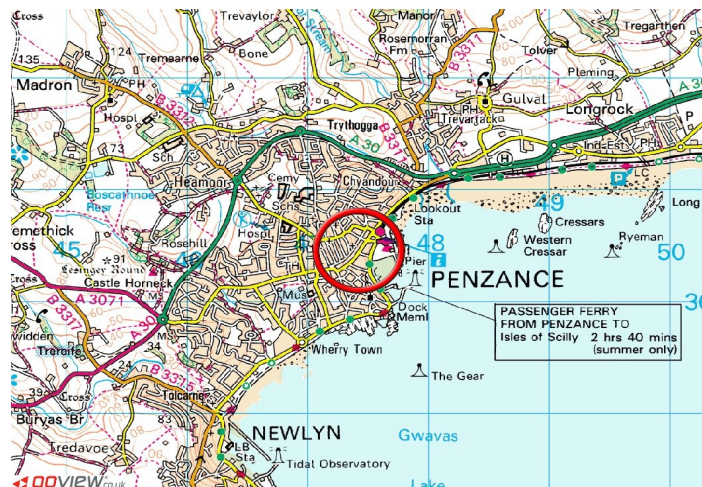
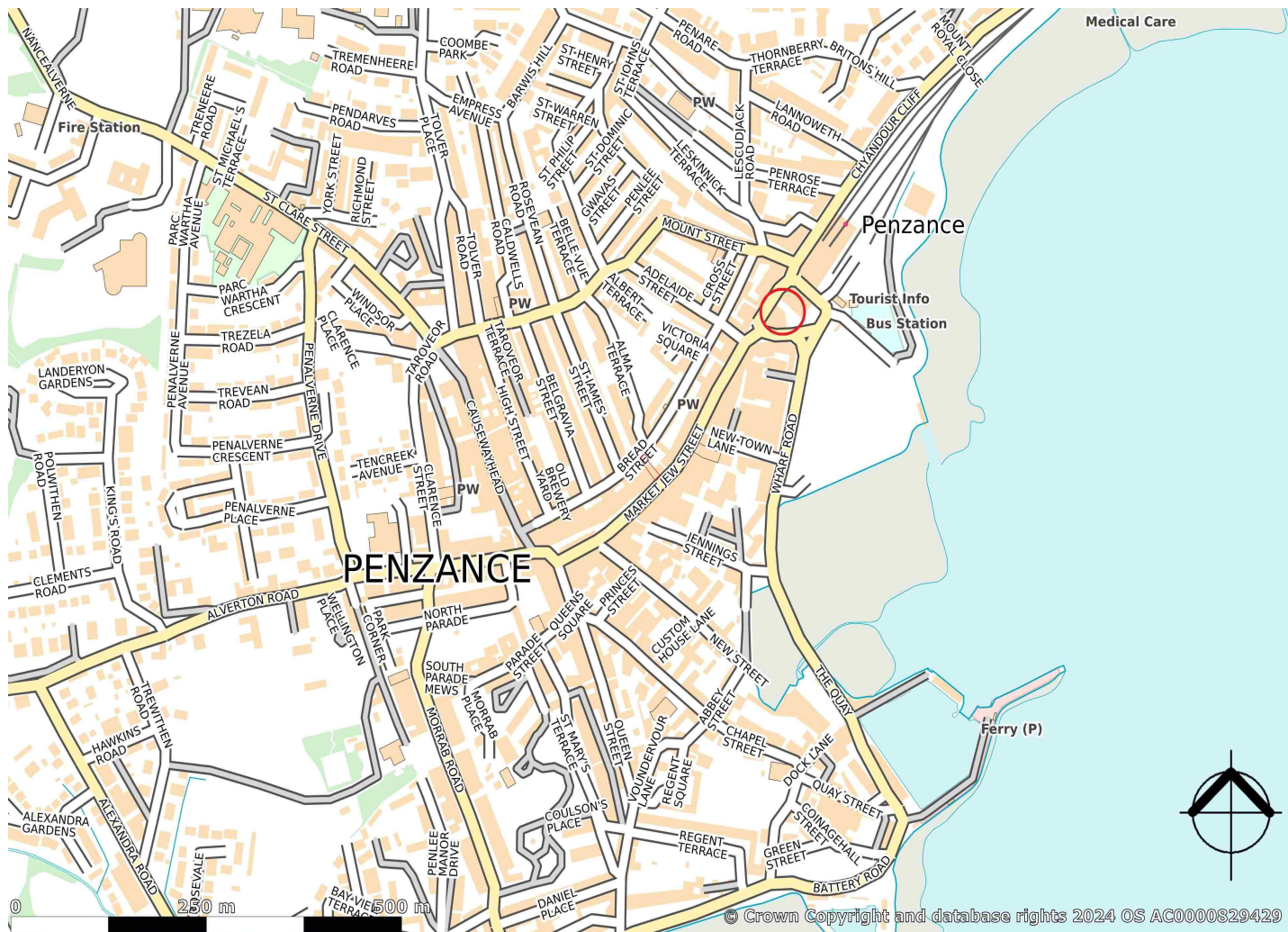


Proposed Ground Floor Plan



Proposed First Floor Plan





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.

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