Miller Commercial

Chartered Surveyors and Business Property Specialists



99 MARKET JEW STREET, PENZANCE, TR18 2LE

The premises comprise a ground floor retail unit with recessed aluminium, framed shop front with first floor ancillary offices/storage and staff facilities & wc's and a spacious basement which could also be utilised for storage..

- **RETAIL PREMISES**
- **2,792 SQ FT (259.4 SQ M)**
- **POTENTIAL FOR RESIDENTIAL REDEVLOPMENT IN WHOLE OR IN PART (STP*)**
- **VERSATILE PREMISES SET OVER 3 FLOORS**
- **CLOSE TO LONG STAY CAR PARK AND MAINLINE RAILWAY STATION**
- **EPC D (91)**

£300,000 FREEHOLD









LOCATION:
Penzance is a Cornish port town made well connected by the A30 and A394. Market Jew Street adjoins Penzance Train Station and is located just a few streets away from Penzance Harbour, which benefits from a large public car park.

The Property sits in prime pitch alongside a large mix of multiple, local and specialist occupiers that include Nationwide, Boots, WHSmith, Tesco and Barclays Bank.

DESCRIPTION:
The premises comprise a ground floor retail unit with recessed aluminium, framed shop front with first floor ancillary offices/storage and staff facilities & w.c.'s, and a spacious basement which could also be utilised for storage.

SCHEDULE OF ACCOMMODATION:
Ground Floor: 259.41 m2 2,792 ft2
First Floor: 40.38 m2 434 ft2
Basement: 213.21 m2 2,295 ft2

DEVELOPMENT POTENTIAL:
The property is well suited to partial conversion to residential in part, subject to the necessary consents.
The adjacent land to the rear of the property which has consent is available via separate negotiation:
PA22/06541
Demolition of existing buildings on site and development of 35no. one & two bedroom apartments and 2no. three bedroom houses including landscaping, parking and access.

TENURE:
Freehold.

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

LEGAL COSTS:
The Tenant to be responsible for the Landlords reasonably incurred legal costs.

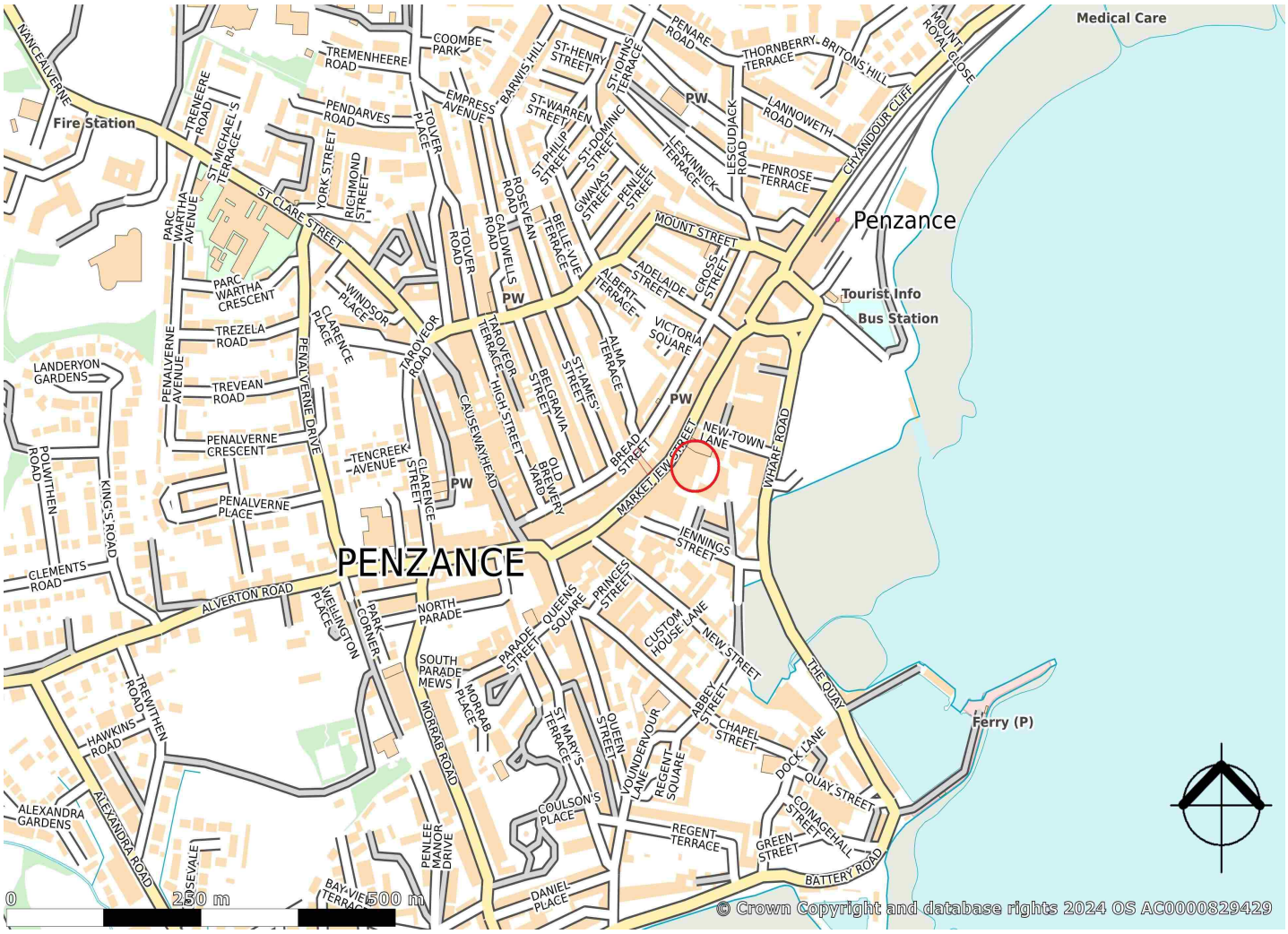
BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £23,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

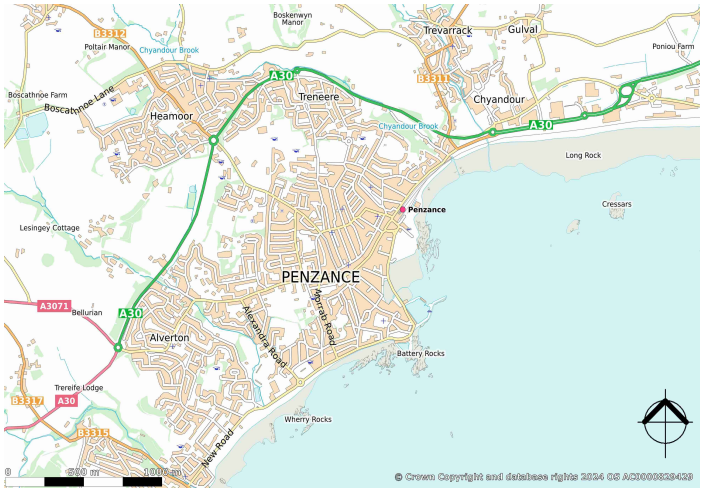
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (91).

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

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