



2 MARKET PLACE, PENZANCE, TR18 2JA

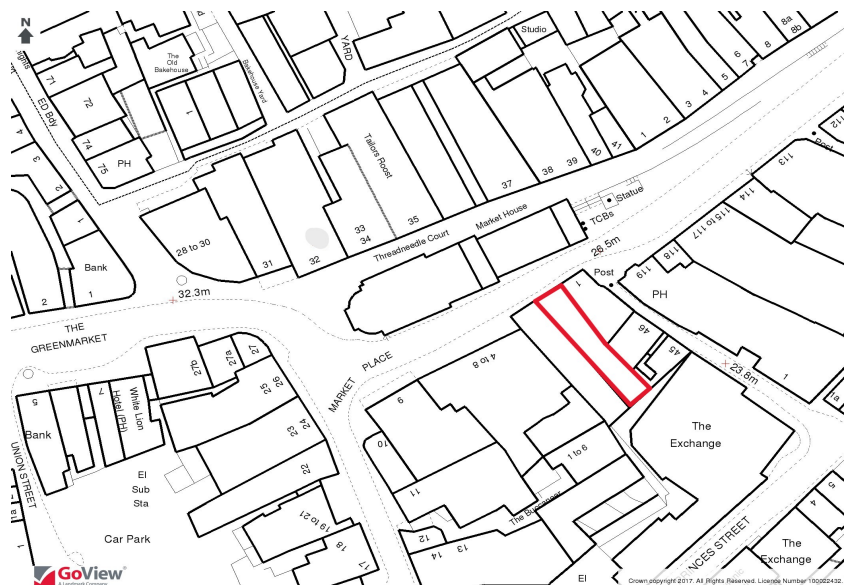
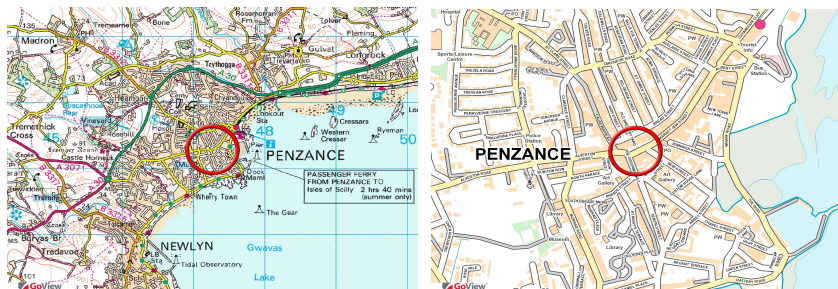
A well presented retail unit comprising roughly 1,000 sq ft on the ground floor, with storage and staff amenity space located over the first and two further upper floors. The ground floor retail benefits from wooden laminate flooring throughout and a recessed entrance with full height display windows to the front.

Penzance is benefitting from significant investment into the high street meaning improved pedestrian access throughout the town centre. Nearby occupiers include a mixture of well known high street names as well as a host of local, independent shops, coffee shops, bars, curiosity and art shops making Penzance an intriguing town centre for shoppers, both locals and tourists.

£16,500 per annum

- **TO LET**
- **PROMINANT LOCATION IN CENTRAL PENZANCE**
- **RETAIL UNIT OF 1,090 SQ FT (101 SQ M) WITH 1,048 SQ FT OF STORAGE / STAFF AMENITY ON UPPER FLOORS**
- **CAR PARKING AVAILABLE NEARBY**
- **EPC RATING OF "B" 32**





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

2 Market Place is located in Central Penzance town centre, close to the junction of Chapel St, Greenmarket and Causewayhead.

Penzance is well known as a tourist hot spot and boasts the main helicopter and ferry terminals for travel to the Isles of Scilly. It is the largest town in West Penwith and is main staging post for journeys towards Lands End and the western peninsula of Cornwall. Nearby are many tourist attractions including the Minack Theatre, Newlyn Gallery and St Michael's Mount.

DESCRIPTION:

The retail unit comprises 1,090 sq ft of ground floor retail with storage and staff amenity space located over the first and two further upper floors. The ground floor retail presents very well with wooden laminate flooring throughout and a recessed entrance with full height display windows to the front.

The unit would suit a variety of retail and leisure users. Nearby occupiers include Co-Op, Lloyds Bank, Wetherspoons, Specsavers, O2 as well as a host of local independent shops including the very popular deli, The Cornish Hen, and new coffee shop, the Wren and Raven. Penzance is benefitting from significant investment into the high street meaning improved pedestrian access along Market Jew Street and a restriction from general car access making the street scape more pedestrian friendly.

SCHEDULE OF ACCOMMODATION:

Ground	- 1,090 sq ft
1st	- 427 sq ft
2nd	- 265 sq ft
3rd	- 357 sq ft

Total - 2,139 sq ft (198.74 sq m)

LEASE TERMS:

The property is available by way of a new lease, on terms to be agreed.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows the rateable value from April 2026 will be £23,000.



VAT:

All figures are quoted exclusive of VAT.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The EPC for this property is B (32).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial.

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