

28-30 MARKET PLACE, PENZANCE, TR18 2JD

£26,500 per annum exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists




Indicative Outline Only


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DESCRIPTION:

The property comprises the ground floor retail unit of a corner building occupying a prime position in the heart of Penzance. The shop will provide a well proportioned retail unit extending to approximately 2,050 sq ft (190 sq m), to be delivered in shell and core condition, ready to accommodate a tenant's bespoke fit-out, and including provision for an accessible WC and kitchenette.

Upon completion, the property will present an excellent opportunity for a range of retail and business uses, including food and beverage, albeit commercial extraction will not be permitted. The retail unit benefits from a highly prominent frontage and strong levels of passing footfall.
The upper floors are currently undergoing comprehensive redevelopment to provide eight residential apartments across the first and second floors.

LOCATION:

Occupying a striking corner position at the junction of Market Place and Causewayhead, the 28-30 Market Place commands strong visibility at the heart of Penzance's principal retailing thoroughfare, between Causewayhead and Market Jew Street.

Penzance is enjoying a town centre focused regeneration, with a number of buildings being redeveloped for commercial and leisure uses which will complement the work being done to 28-30 Market Place. Market House, the striking former bank opposite the property, is being redeveloped to provide a community hub offering services to local residents, a street food hall as well as a restaurant on the upper floors. Furthermore, 94 Market Jew St, a large former retail unit is being developed into a climbing/bouldering centre, enhancing the street scene and driving footfall in the town.
The surrounding area comprises a balanced mix of national occupiers including Co-op, Specsavers and O2, together with a number of established independent retailers and hospitality operators. Notably, the well known and very popular local delicatessans, coffee shops and restaurants including The Cornish Hen, The Wren and Raven, Orto and 45 Queen Street are all within easy walking distance.

Penzance is the principal commercial centre serving West Penwith and a well-established regional destination. The town benefits from direct mainline rail services to London, with Penzance railway station forming the western terminus of the Great Western mainline. The harbour also provides passenger ferry services to the Isles of Scilly via the Scillonian III. Nearby attractions include Jubilee Pool and Newlyn Art Gallery, reinforcing the town's status as an important commercial and visitor destination within West Cornwall.
The CGI images shown are indicative only and are intended to provide a visual impression of the development. Actual design, specification, and appearance may vary.








The London Inn
75 Causewayhead
Bread Street
3 Bread Street
Causewayhead
HSBC
1 The Greenmarket
Betfred
31 Market Place
0.01 Commercial
0.02 Commercial Bin Store
0.03 Residential Bin Store
0.04 Kitchenette
0.05 Accessible WC
0.06 Distribution
0.07 Circulation
0.08 Riser
0.09 Commercial Store
0.10 Cycle Store
Planter
Existing drainage covers
This section only existing stone facing to be removed
First Floor Overhang

KEY INFORMATION

SCHEDULE OF ACCOMMODATION:
2,050 SQ FT (190 SQ M) TOTAL

SERVICE CHARGE:
There will be a service charge to manage the common parts. Details on application.

LEASE TERMS:
The unit is available by way of a new lease from the Landlord on terms to be agreed.

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.

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 £19,500. 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 (79)

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

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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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