



Upper Floor, 32 Market Place, Penzance TR18 2JF

£12,000 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

DESCRIPTION:

The property comprises an upper floor retail unit benefitting from dual entrances onto both Market Place and Bread Street. The accommodation provides a well-configured sales area together with WCs and a kitchenette, with further ancillary/storage accommodation at second floor level. The premises were refurbished prior to the current tenant's occupation.

A new proportionately Full Repairing and Insuring lease is available on terms to be agreed.

SCHEDULE OF ACCOMMODATION:

The property provides an approximate net internal floor area of 2,100 sq ft (195.1 sq m)

PLANNING:

The unit currently benefits from Sui Generis (betting shop) planning consent. The unit could suit other uses, for example retail, business uses and restaurant/leisure or fitness related, subject to obtaining the necessary planning consent

Please note: the photographs used were taken prior to the current tenant's occupation.

LOCATION:

The property is situated within Penzance town centre on Market Place, forming part of the prime retail pitch linking Market Jew Street with the busy Causewayhead precinct. 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, highly regarded local eateries such as The Cornish Hen, The Wren and Raven are all within easy walking distance.

With a resident population in excess of 20,000, 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 such as Jubilee Pool and Newlyn Art Gallery further reinforce the town's status as an important commercial and visitor destination within West Cornwall.

LEASE TERMS:

The property is available by way of a new full repairing and insuring lease on terms to be agreed, at a rent of £12,000 per annum exclusive.

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:

Where you refer to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £19,250 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 B (39).

VIEWING AND CONTACT INFORMATION:

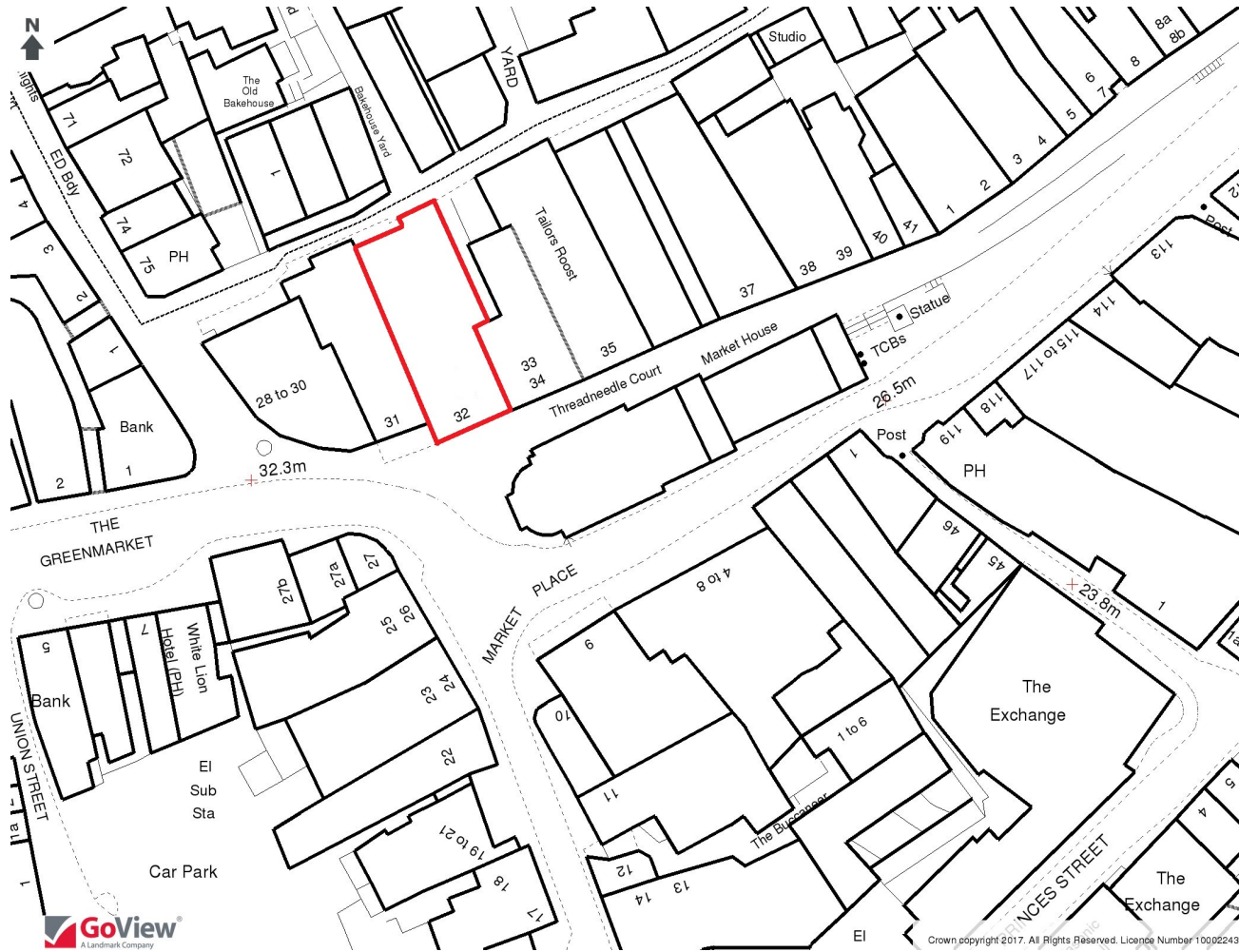
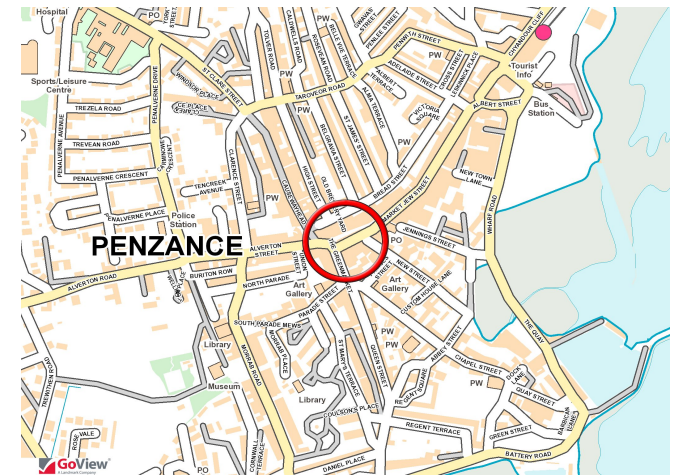
Strictly through Miller Commercial. Please contact either:-

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