



14 LOWER MARKET STREET, PENRYN, TR10 8BG

A characterful ground floor commercial unit in the heart of Penryn, offering a rare opportunity to acquire the freehold of a Grade II listed building.

Formerly a gallery, the well-presented space is well suited to retail, office or studio and extends to approximately 490 sq ft (46 sq m). Gallery spotlights and picture rails are already in place, and the unit benefits from ancillary facilities including a modern kitchen, WC and useful understairs storage. The sale includes the freehold of the building and the ope to the side, with the upper floors held on a long leasehold.

- **SUPERB LOCK UP RETAIL/OFFICE/STUDIO UNIT**
- **CENTRALLY LOCATED IN PENRYN**
- **APPROXIMATELY 490 SQ FT (46 SQ M) INCLUDING WC**
- **EPC RATING OF "C" 56**
- **GRADE II LISTED**
- **UPPER FLOORS SOLD OFF ON LONG LEASEHOLD BASIS**

Guide Price - £87,500



LOCATION:

Penryn is a market town and port situated at the head of the Penryn River estuary, which opens into the main Fal estuary at Falmouth. The town has a population of 8,489 (Census 2021) and built up its trade through its maritime links. The local economy is now largely influenced by the growth of the university campus at nearby Tremough, which has brought an influx of students requiring residential accommodation and services in the area. 14 Lower Market Street forms part of the main High Street of Penryn with local occupiers including a Spar convenience store, a Post Office, several pubs and coffee shops, a pharmacy, and a Rowes bakery.

DESCRIPTION:

A characterful ground floor unit in the heart of Penryn, 14 Lower Market Street offers a rare opportunity to acquire a freehold within a Grade II listed building.

Well presented throughout, the versatile space suits office, studio, gallery or retail use and extends to approximately 490 sq ft (46 sq m) including WC. Including a modern kitchen, a tucked away bathroom and useful understairs storage.

Mains water and drainage are connected, with two electric panel heaters providing heat. Gallery spotlights and picture rails are already in place. The kitchen has an under-sink hot water boiler, which can also be piped to supply the bathroom.

The sale includes the freehold of the building and the open to the side, with the upper floors held on a long leasehold. Available immediately with vacant possession.

SCHEDULE OF ACCOMMODATION:

Ground floor:
490 SQ FT (46 SQ M)

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (56).

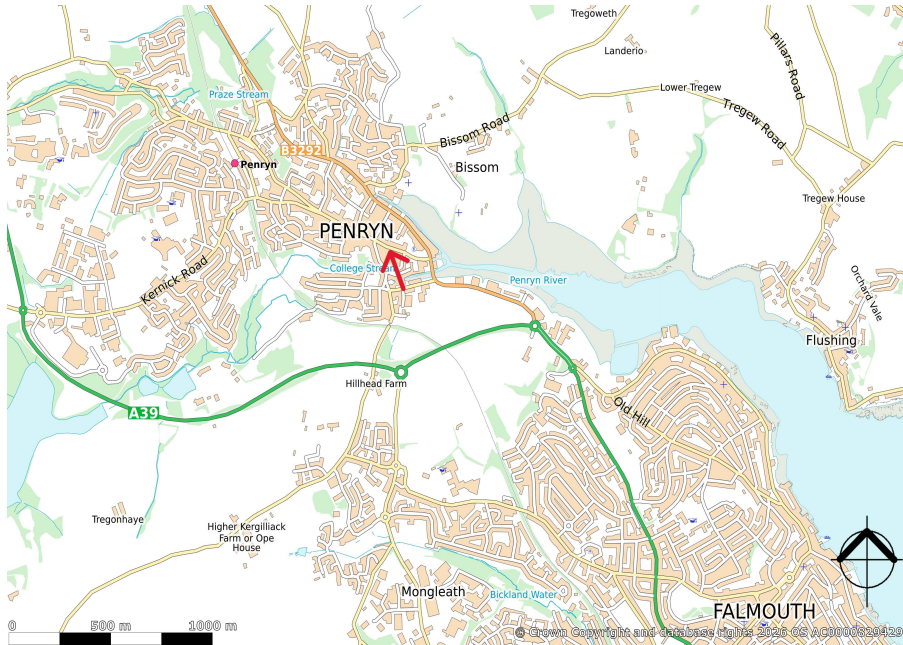
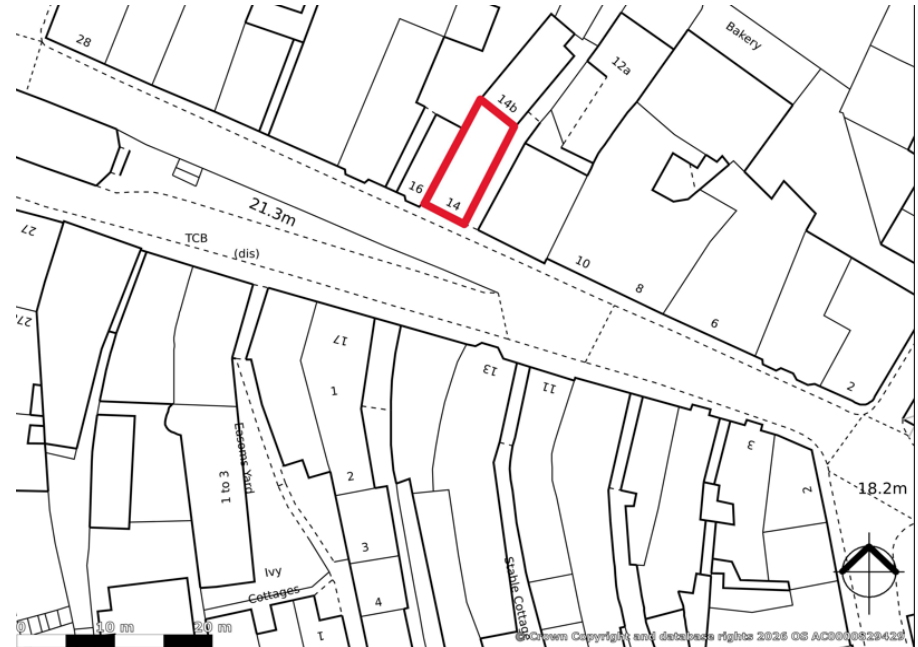


BUSINESS RATES:

The current occupier pays no business rates.

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/se> which shows that the current rateable value is £6,800.

To find out how much business rates will be payable, there is a business rates estimator service via the website.



VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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