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VALUERS LIMITED



29 ALVERTON STREET, PENZANCE, TR18 2QN

TO LET - A versatile space in the heart of Penzance

Overlooking Alverton Street and accessed from Clarence Street Car Park, the property offers a generous open-plan area, a number of smaller rooms, a kitchen and WC facilities.

The layout is flexible and well suited to a range of uses, including office, community, wellness, gallery or retail.

£9,000 Per Annum

- **TO LET**
- **1,817 SQ FT (168.84 SQ M) RETAIL AND AMENITY**
- **SPACIOUS FIRST FLOOR RETAIL UNIT**
- **OPEN-PLAN SPACE, TOGETHER WITH A NUMBER OF SMALLER OFFICES**
- **KITCHEN AND WC FACILITIES**
- **EPC RATING C (64)**

LOCATION:

Penzance is the largest town in west Cornwall, with a population in excess of 20,000. It is well connected by road, with a direct link to the A30, the main route through the county, which joins the M5 at Exeter. The town has a bus station and a mainline railway station with regular services to London Paddington and other UK destinations. Newquay Airport is approximately 41 miles away, and the harbour supports an active local fishing community as well as ferry services to the Isles of Scilly. A popular seaside destination, Penzance continues to attract growing visitor numbers.

Alverton Street sits close to Causewayhead, where it meets Market Place, and is a short walk from Market Jew Street and Greenmarket. The surrounding area is made up largely of independent retailers, hair and beauty salons, and professional services such as estate agents, finance providers and insurance brokers. Nearby occupiers include FujiFilm, Marshalls Estate Agents, Chan's Oriental Shop and the New Hong Kong Chinese Restaurant.

DESCRIPTION:

The property overlooks Alverton Street, in the centre of Penzance, and is accessed from Clarence Street Car Park. It provides a spacious open-plan area with a number of smaller rooms, together with a kitchen and WC facilities.

The accommodation would suit a range of uses, including office, community, wellness space, gallery or retail.

SCHEDULE OF ACCOMMODATION:

1,817 SQ FT (168.84 SQ M)

LEASE TERMS:

The property is available by way of a new lease from the landlord for a term to be agreed.

VAT:

All the above rentals are quoted exclusive of VAT. It is to be confirmed whether VAT is payable on the rent.

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 £10,250. 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 C (64).

VIEWING AND CONTACT INFORMATION:

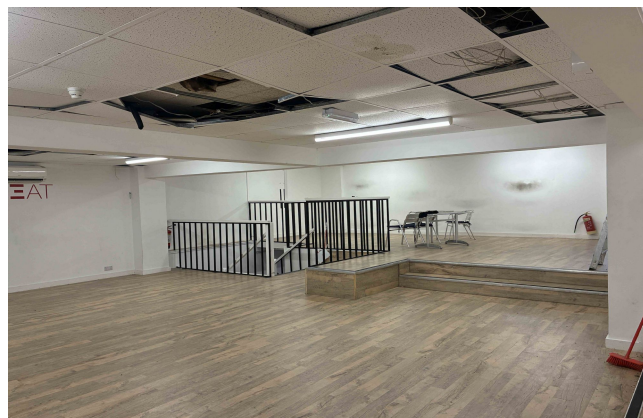
Strictly through Miller Commercial. Please contact either:-

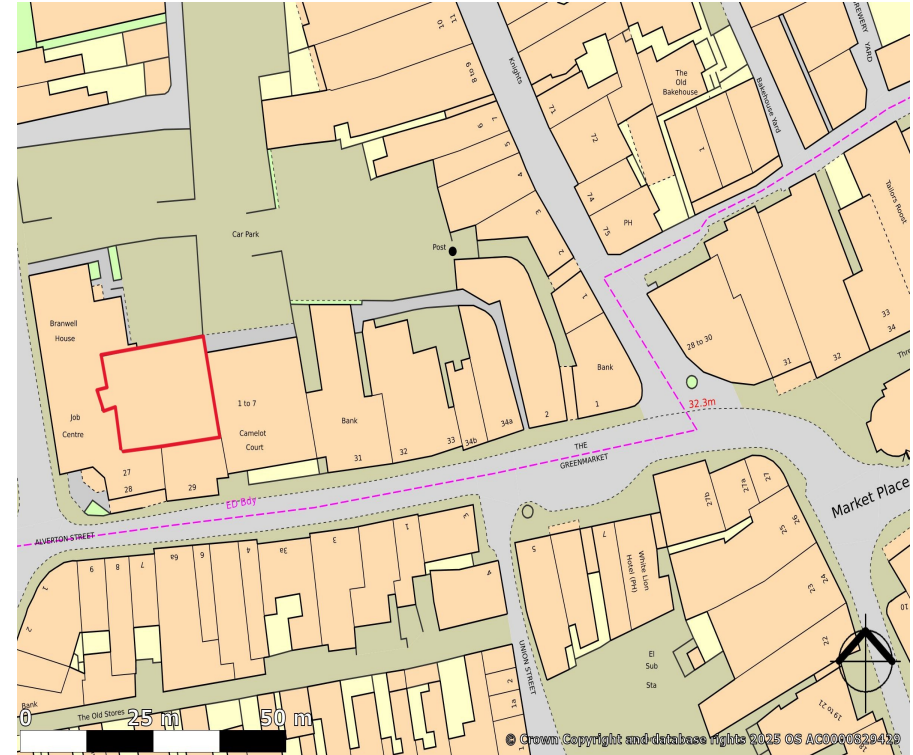
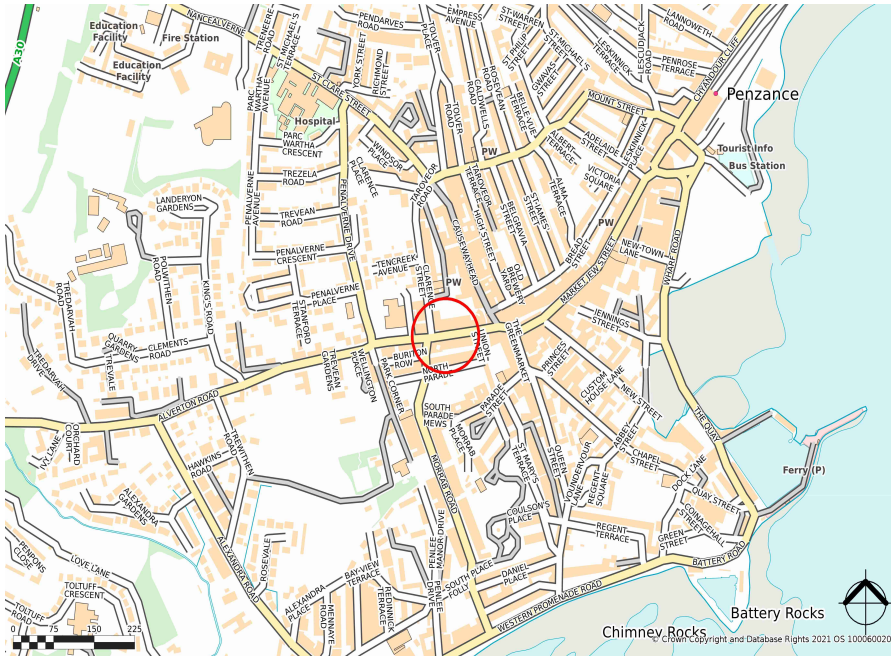
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