

27 MARKET PLACE, PENZANCE, TR18 2JD



- REDUCED RENT
- TO LET
- PROMINENT RETAIL PITCH IN CENTRAL PENZANCE
- GROUND AND LOWER GROUND RETAIL
- TOTAL AREA OF 1709 SQ FT (159 SQ M)
- GROUND FLOOR SALES AREA OF 888 SQ FT (83 SQ M)
- EPC RATING F (137)

**£19,950 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Penzance benefits from very strong communication links with a direct link to the A30 which forms the arterial road through the County, linking with the M5 at Exeter. It benefits from a rail terminus which provides regular services to London Paddington and other UK destinations. In addition, Penzance Harbour provides services to the Isles of Scilly. The town has a population in excess of 20,000, and is a popular tourist seaside destination continuing to attract rising visitor levels.

DESCRIPTION

The premises comprise an attractive Grade II listed, double-fronted, mid-terrace building of traditional construction in the heart of the town at the junction of Causewayhead and Market Place. The ground floor comprises a well presented, open-plan retail area, benefitting from a small return frontage. The premises have previously been used as an off licence and most recently a hairdressing salon and are currently fitted out as such; with laminate flooring, various pedestals for hair dressing and a suspended ceiling. There is an additional lower ground floor trading area and ancillary staff accommodation / storage including a kitchenette and WCs.

There is a staircase at the front of the unit to the lower ground floor, which has been split in two to provide part additional retail space and part staff amenity. The lower ground floor has benefitted from a full redecoration and the addition of new WC's and a kitchenette.

SCHEDULE OF ACCOMMODATION

Ground floor sales - 888 sq ft (83 sq m)

Lower Ground Floor Rear - 436 sq ft (41 sq m)

Lower Ground Floor Front - 384 sq ft (36 sq m)

Total area ITZA - 841 sq ft

TENURE

The premises are available by way of a new FRI lease at a rent of £19,950 per annum. The other terms of the lease are to be agreed by way of negotiation.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

BUSINESS RATES

We understand the rates payable is currently circa £14,000 per annum. However, do not rely on this information and please check with the local authority.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VAT

The property is elected for VAT and as such, the above price is quoted exclusive of VAT.

EPC

The Energy Performance Rating for this property is within Band 'F' (137). This is from an EPC issued in July 2011, when the premises was used as an off licence, and a new EPC will be supplied prior to any new lease being granted.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk



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