

23 MARKET JEW STREET, PENZANCE, TR18 2HR



- RETAIL PREMISES FOR SALE
- CENTRAL POSITION WITHIN THE TERRACE ON MARKET JEW STREET
- RETAIL AREA 631 SQ FT (58.7 SQ M)
- ENERGY PERFORMANCE ASSET RATING - E (125)

**OFFERS OVER £150,000
FREEHOLD**

Miller Commercial

The business property specialists



LOCATION

The property is located in Penzance which has a population of 21,200, as recorded in the 2011 Census and its economy is supported by fishing, tourism and agriculture. It is the principal centre for commerce within West Cornwall.

It is situated within Market Jew Street, on the opposite side of the road from the Wharf Side Shopping Centre, in a highly visible position on The Terrace which forms the northern side of the Street. Nearby occupiers include an interesting mix of national and local independent retailers; Maria Chica Coffee Shop, RNLI shop, The Works, Nationwide Building Society, Boots Opticians, Tesco Express, Boots Pharmacy, Mountain Warehouse, Superdrug, WH Smith, Pound Stretcher, Dominoes, Rows the Baker, British Heart Foundation and Peacocks.

DESCRIPTION

The premises comprise a ground floor retail unit with small store to the rear and first floor office/store/staff room with WC. The upper parts are occupied separately by our clients.

ACCOMMODATION

All areas and dimensions are approximate.

Ground Floor

Retail

Net Internal Width - 6.0m (max)

Net Internal Depth - 10.9m

Net Retail Area - 58.7 sq m (631 sq ft)

Store - 5.0 sq m (53 sq ft)

First Floor

Store/Office/Staff Room 9.1m (98 sq ft)

TENURE

Option 1 - Freehold - the whole building subject to a 999 year lease back to our clients of the maisonette at a peppercorn rental. The asking price is £150,000.

Option 2 - Freehold - the whole building with vacant possession. This includes the maisonette which is two bed roomed and independently access from Bread Street. The asking price for the whole is £350,000.

Option 3 Leasehold. This relates to the ground floor and first floor storage only. It is available by way of an occupational lease on proportional full repairing and insuring terms at a rental of £13,750 per annum exclusive. The remaining terms are open to negotiation.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

There is currently a government business rates incentive scheme where retailers get 1/3rd off their business rates. To find out how much business rates will be payable prior to the discount we refer you the business rates estimator service via the website.

LEGAL COSTS

Leasehold - The incoming tenant to pay the landlord's reasonable legal costs.

Freehold - Each party to bear their own.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (125).

CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

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



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