

## 23 MARKET JEW STREET, PENZANCE, TR18 2HR



- RETAIL PREMISES TO LET
- RENTAL INCENTIVES AVAILABLE FOR THE FIRST YEAR.
- RETAIL AREA 631 SQ FT (58.7 SQ M)
- ENERGY PERFORMANCE ASSET RATING - E (125)

£13,750 PER ANNUM EXCL  
LEASEHOLD

# 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. The current lessees are relocating to larger premises close by.

## DESCRIPTION

The premises comprise a ground floor retail unit with small store to the rear and first floor office/store/staff room with WC.

## 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

The premises are offered by way of a new lease which on proportional full repairing and insuring terms at an initial rental of £13,750 per annum exclusive. Rental Incentives will be available to assist tenants during the first year of occupancy.

Consideration will be given to a new longer term lease or the sale of the shop on a freehold basis with the maisonette above being retained by the landlord under a long lease. Asking Price £150,000.

## 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 to the business rates estimator service via the website.

## LEGAL COSTS

Letting - The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

## 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](mailto:msn@miller-commercial.co.uk) or

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