

30 Market Jew Street, Penzance,
TR18 2HT



**Miller
Commercial**
Chartered Surveyors



- GROUND FLOOR LOCK UP RETAIL UNIT
 - 420 SQ FT (39 SQ M)
 - TOWN CENTRE LOCATION
- NEW LEASE IMMEDIATELY AVAILABLE - INCENTIVES OFFERED
- ENERGY PERFORMANCE ASSET RATING (TBC)

From £8,000 per annum

LOCATION

Market Jew Street is regarded as Penzance's prime retailing area, number 30 is situated directly opposite the entrance to the Wharfside Shopping Centre on The Terrace side of the road. As such, this location benefits from excellent visibility and a good level of footfall as well as being conveniently close to the Wharf car park and Penzance bus station and railway terminus.

PROPERTY

The premises comprise a ground floor lock-up retail unit offering 420 sq ft (39.04 Sq m) including kitchen, plus WC facilities. Most recently the premises have been utilised as a 'fruit and veg' shop although alternate uses including health and beauty or office may also be suitable.

SCHEDULE OF ACCOMMODATION

(All measurements are approximate)

Depth (max) 8.63m
Width (mean) 4.60m
Kitchen 2.81m x 1.73m
TOTAL AREA 420 Sq FT (39.04 Sq M)

LEASE TERMS

The premises are immediately available by way of a new proportional full repairing and insuring lease for a minimum 3 year lease with an initial rent of £8,000pax and other terms to be agreed.

LEGAL COSTS

The ingoing tenant is to bear the landlord's reasonably incurred legal fees in connection with the transaction.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate relating to this property is available via our website www.miller-commercial.co.uk by clicking on the property details under the property search screen.

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

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

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.



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