71 CAUSEWAYHEAD, PENZANCE, TR18 2SR

- RETAIL PREMISES WITH OFFICES/STORAGE ABOVE
- ASSIGNMENT OFFERED
- AVAILABLE IMMEDIATELY
- EPC RATING - E (114)

£13,500 PER ANNUM EXCL

LEASEHOLD

Miller Commercial

The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION
The premises are well located within Causewayhead close to it's junction with Market Place, The Green Market and the rest of the retailing centre of this historic town. Nearby occupiers include Rowes the Baker , Tui Travel Agents and Mounts Bay Trading,

DESCRIPTION
A mid-terraced retail unit with two floors above. The building is of traditional construction with a pitched slated roof and timber shop front and windows. The property was last used as an Estate Agents and is well suited for retailing.

ACCOMMODATION
All areas and dimensions are approximate.
Ground Floor
Retail Area - 345 sq ft (32.1 sq m)
WC
First Floor
Rear Office - 142 sq ft (12.2 sq m)
Kitchenette 45 sq ft (4.2 sq m)
Front Office 98 sq ft (9.1 sq m)
Store/Server Room 38 sq ft (3.6 sq m)
Second Floor
Rear Office 149 sq ft (13.9 sq m)
Front Office 162 sq ft (15.1 sq m)
WC.

TENURE
The premises are offered by way of assignment of the existing lease which is for a term of 10 years from June 2018 at a rental of £13,500 per annum exclusive on full repairing and insuring terms. The lease provides for a rent review and break option in June 2023. Alternatively offers for a sub-lease will be considered.

LEGAL COSTS
Each party to bear their own and half of the landlord's reasonable legal costs in connection with the transaction.

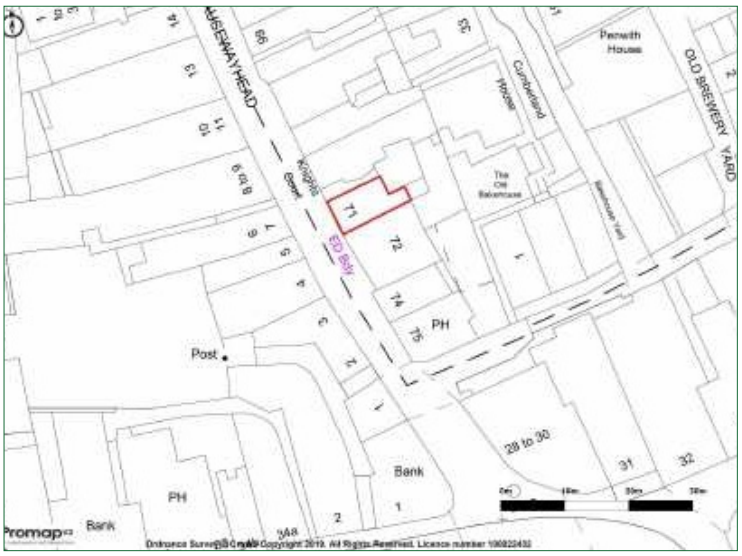
LOCAL AUTHORITY
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

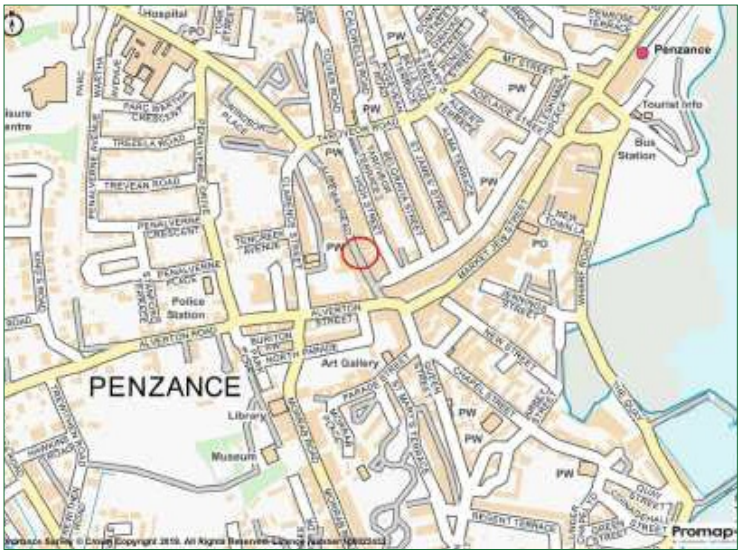
BUSINESS RATES
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £10,750. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries 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

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Rating for this property is within Band E (114).

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





PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.

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