



**NEW RETAIL UNITS, PENGERSICK LANE, PENZANCE,
CORNWALL, TR20 9SQ**

FROM £15,000 PER ANNUM

Miller Commercial



The business property specialists



LOCATION

Praa Sands is located on the south coast of Cornwall between the towns of Helston (6 miles) and Penzance (8 miles). It is renowned for its beach which is situated within an Area of Outstanding Natural Beauty and is a popular tourist destination with numerous campsites and holiday letting businesses.

DESCRIPTION

Part of a new development comprising ground floor retail with flats above. The retail element comprises 2/3 retail units which could also be utilised as a café or restaurant(subject to consents).

ACCOMMODATION

Unit 1 - 1751 sq ft (162.7 sq m)

Unit 2 - 2087 sq ft (193.9 sq m)

Unit 3- 2087 sq.ft (193.9 sq m) - Under Offer

NB - Full plans are available. Units 1 and 2 can be combined.

Located to the rear of the site there is a car park which includes 20 spaces for the shared use of the shops.

The premises will be offered in shell finish with windows and doors being provided. Walls will be painted white and basic lighting provided.

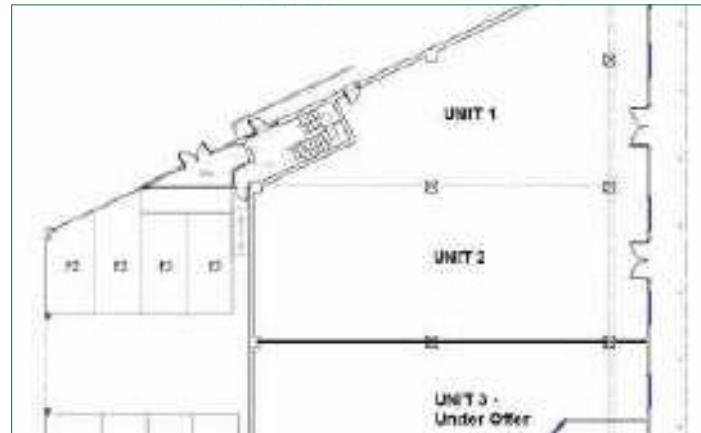
TENURE

The premises are being offered by new proportional full repairing and insuring leases the terms of which are open to negotiation. The rental are as follows:-

Unit 1 £15,000 per annum plus VAT

Unit 2 £17,500 per annum plus VAT

Unit 3 £17,500 per annum plus VAT - UNDER OFFER



LEGAL COSTS

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

BUSINESS RATES

The rates will be assessed following practical completion of the development. The premises are likely to be under the threshold (£51,000) where business rates are payable for the current year (2020/2021).

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

An Energy Performance Certificate will be provided following practical completion of the building.

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

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



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.

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