

**63 CAUSEWAYHEAD, PENZANCE, TR18 2SR**



- SINGLE STOREY LOCK UP RETAIL UNIT
- TOWN CENTRE LOCATION
- 766 SQ FT (71.2 SQ M)
- NEW LEASE OFFERED - IMMEDIATELY AVAILABLE

**£11,500 PER ANNUM EXCL  
LEASEHOLD**

**Miller Commercial**

The business property specialists





## LOCATION

Located in the West Cornwall town of Penzance, the premises enjoy a good position in the centre of the popular retailing quarter of Causewayhead. This area is just a short walk away from the local bus and train station with a number of public car parks nearby.

## PROPERTY

The premises comprise a ground floor lock up retail unit formerly utilised as a shoe shop, with a total net internal area of 766 sq ft (71.2 sq m). There is ancillary storage at the rear of the shop which also includes a small kitchen area plus WC facilities.

## SCHEDULE OF ACCOMMODATION

### Retail Area

Max Depth 13.09 m  
Mean Width 3.09 m  
Total Area 42.9 sq m (462 sq ft)

### Store Room

Max Depth 7.54 m  
Mean Width 4.14 m  
Total Area 28.3 sq m (305 sq ft)

## LEASE TERMS

A new proportional full repairing and insuring lease is offered with immediate availability, with other terms to be agreed. The insurance proportion is approximately £395.00 pa.

## LEGAL FEES

The incoming 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](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band B.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://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

## VAT

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

## CONTACT INFORMATION

For further information or an appointment to view please contact Tina Laity on 01872 247024 or via email [tl@miller-commercial.co.uk](mailto:tl@miller-commercial.co.uk).



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