# 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

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20 YEARS

# **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 sg m (462 sg 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 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 Rating for this property is within Band B.

# **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

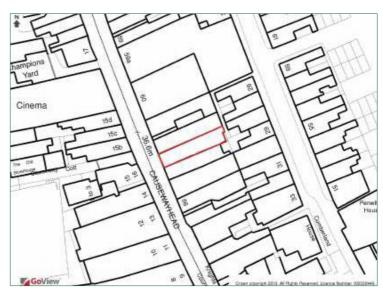
Transco: 0800 111 999

# **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.





**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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