

# THE LITTLE PICTURE GALLERY, 1 THE MILLPOOL, MILL LANE, PENZANCE, TR19 6RP



- LONG LEASEHOLD FOR SALE - REMAINDER OF 999 YEAR LEASE FROM 09/03/1992
- 360 SQ FT (33.5 SQ M)
- VERY WELL MAINTAINED SELF CONTAINED GALLERY/RETAIL UNIT
- GROUND AND FIRST FLOORS
- SHARED WC FACILITY
- EPC RATING - C (67)

**ASKING PRICE £175,000**  
**LONG LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

The property is located in the heart of the village of Mousehole, one of the most famous fishing villages in Cornwall and extremely popular with tourists. Due to its largely unspoilt look and traditional harbour, the village has grown in prominence as a "Must Visit" destination for visitors and every year thousands of tourists are drawn to the unique Christmas lights display around the village and harbour. The property is moments away from the harbour front meaning it benefits from very good footfall, especially during the summer months and over Christmas.

## DESCRIPTION

A light, bright and charming self contained retail unit, currently used as a gallery but could be used for other retail uses (subject to planning). The property fronts onto Mill Lane and forms a very visible entrance to the Mill Pool, a small courtyard of three retail units including a lifestyle/gift shop as well as a coffee shop. The property is arranged over ground and first floors with a retail area to the front leading to an additional trading area to the rear with a staircase up to the first floor. There are shared WC facilities with the neighbouring unit.

## SCHEDULE OF AREAS

Ground floor - 252 sq ft (23.5 sq m)

First floor - 108 sq ft (10 sq m)

TOTAL - 360 sq ft (23.5 sq m)

## TENURE

The property is available for sale by way of the long leasehold interest at an asking price of £175,000. A 999 year lease was granted on 9th March 1992 at an annual ground rent of £50 per annum.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## 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 £4,450. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2020-2021 tax year. For more information please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>

## 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 are quoted exclusive of VAT.

## EPC

The Energy Performance Rating for this property is within Band 'C' (67).

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)



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