

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## Unit 2, 111-112 Market Jew Street, Penzance TR18 2LE

- TO LET
- PRIME POSITION IN PENZANCE
- 1,185 SQ FT (110.1 SQ M) RETAIL SPACE WITH 609 SQ FT (56.58 SQ M) LOWER GROUND STORAGE & AMENITY
- VERSATILE RETAIL UNIT

**£20,500 Per Annum Excl Leasehold**

## LOCATION

The property is located in the well-known coastal town of Penzance on Cornwall's south coast. Famous for its connections with artists, a thriving nearby fishing port as well as the main staging post for excursions to the Isles of Scilly. The town has a population of 21,200, as recorded in the 2011 Census and is the principal centre for commerce within West Cornwall.

Situated in a prominent position in the town's prime pitch, mid-terrace between 02 and Specsavers, with Holland & Barrett, CEX, Pound Land, the former Post office and Co-Op all as immediate neighbours amongst others including both national and local, independent retailers. The premises are a short distance from Wharfedale Shopping centre and the long stay car park, which provides robust levels of footfall.

## DESCRIPTION

A well presented retail unit with regular floorplan and floor to ceiling glazing facing the street. The net frontage is 5.24m and includes a recessed entrance into the property. Internally the property benefits from a suspended ceiling with recessed lighting and the lower ground floor provides staff amenity space, WCs and a kitchenette.

## SCHEDULE OF ACCOMMODATION

Ground floor - 1,185 sq ft (110.04 sq m)

Lower ground storage - 609 sq ft (56.55 Sq m)

## TENURE

A new lease for a term by arrangement.

## LEGAL COSTS

Each party to bear their own.

## 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 £23,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

## 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.

## EPC



The Energy Performance Rating for this property is D (82)

## 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

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

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