

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## Freehold Opportunity, 71 Causewayhead, Penzance, TR18 2SR

- TO BE SOLD BY INFORMAL TENDER
- POTENTIAL FOR CONVERSION OF UPPER PARTS (SUBJECT TO CONSENTS)
- AVAILABLE IMMEDIATELY
- EPC RATING - E (114)

Offers over £130,000 Freehold



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## INFORMAL TENDER

Offers are invited by Informal Tender with offers to be submitted by email by no later than 5.30pm on Wednesday 17th February 2021. Offers should be supported by evidence of funding and sent to Trudy Johns at [tj@millers-commercial.co.uk](mailto:tj@millers-commercial.co.uk). For confirmation that an offer has been received please call 01872 247026.

## LOCATION

The premises are well located within Causewayhead close to it's junction with Market Place, The Green Market and the rest of the retailing centre of this historic town. Nearby occupiers include Rowes the Baker, Tui Travel Agents and Mounts Bay Trading,

## DESCRIPTION

A mid-terraced retail unit with two floors above. The building is of traditional construction with a pitched slated roof and timber shop front and windows. The property was last used as an Estate Agents and is well suited for retailing.

## ACCOMMODATION

All areas and dimensions are approximate.

Ground Floor

Retail Area - 345 sq ft (32.1 sq m)

WC

First Floor

Rear Office - 142 sq ft (12.2 sq m)

Kitchenette 45 sq ft (4.2 sq m)

Front Office 98 sq ft (9.1 sq m)

Store/Server Room 38 sq ft (3.6 sq m)

Second Floor

Rear Office 149 sq ft (13.9 sq m)

Front Office 162 sq ft (15.1 sq m)

WC.

## TENURE

Freehold.

## LEGAL COSTS

Each party to bear their own and half of the landlord's reasonable legal costs 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)

## 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 £10,750. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

## 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

The Energy Performance Rating for this property is within Band E (114).

## CONTACT INFORMATION

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

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

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

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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