

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## Upper Floor, 32 Market Place, Penzance TR18 2JF

- TO LET - PRIME RETAIL PITCH
- WITH SUI GENERIS USE AND POTENTIAL FOR OTHER USES (STP)
- 2,100 SQ FT (195.1 SQ M)
- FIRST AND PART SECOND FLOOR
- DUAL ENTRANCES ONTO MARKET PLACE AND BREAD STREET
- EPC RATING C (71)

**£12,500 Per Annum Excl Leasehold**

## LOCATION

The town has good communication connections with a direct link to the A30 which forms the arterial road through the County, linking with the M5 at Exeter. Penzance benefits from a bus station and Penzance Railway Station which provides regular services to London Paddington and other UK destinations. Newquay airport is located approximately 41 miles from the town and Penzance Harbour provides services to the Isles of Scilly. The town has a population in excess of 20,000, and is a very popular tourist seaside destination continuing to attract rising visitor levels.

The property is situated in Penzance town centre on pedestrianised Market Place within the prime retail pitch for the town. Market Place connects Market Jew Street and the busy Causewayhead retail precinct.

Nearby occupiers include; Lloyds Bank, Rymans, Betfred, Cancer Research UK, Santander, Millets, Trespass, Barclays Bank, Holland and Barrett, Co-operative food, CEX, WH Smith, Superdrug, Mountain Warehouse, Saltrock, O2 and Specsavers.

A number of projects have been carried out that continues to boost the regeneration of Penzance, most notably; completion of the geothermal Jubilee Pool, and the reintroduction of the heli-pad for helicopter services to the Isles of Scilly. Premier Inn has opened a 61 bed hotel near the train station enabling Penzance to accommodate the growing numbers of users for the ferry and helicopter services to the Isles of Scilly.

## DESCRIPTION

The property comprises an upper floor retail unit with dual entrances onto both Market Place and Bread Street. The premises provides WCs and a kitchenette with further ancillary/storage accommodation at second floor level and has recently undergone a refurbishment programme.

## ACCOMMODATION

The property provides an approximate net internal floor area of 2,100 sq ft (195.1 sq m)

## PLANNING

The unit currently benefits from Sui Generis (betting shop) planning consent.

The unit could suit other uses, for example retail, business uses and restaurant/leisure or fitness related, subject to obtaining the necessary planning consent.

## QUOTING RENT

The property is available by way of a new full repairing and insuring lease on terms to be agreed at a rent of £12,500 per annum exclusive of VAT

## LEGAL COSTS

Each party to bear their own legal costs associated with this transaction.

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
www.cornwall.gov.uk

## BUSINESS RATES

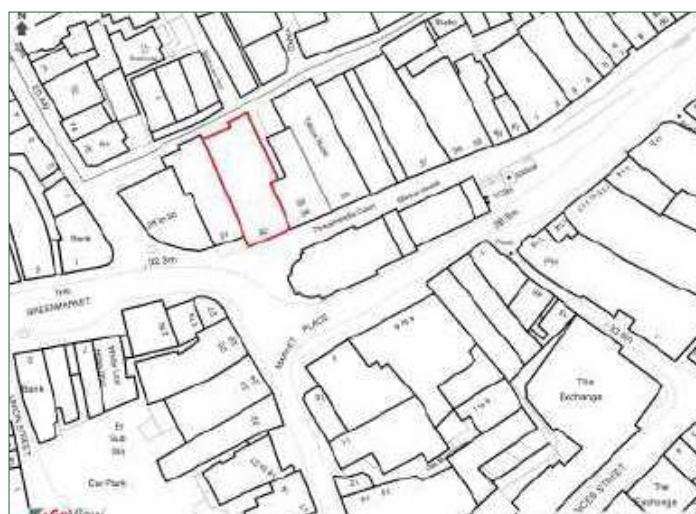
We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £14,250. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. There is 100% relief until the end of June. From 1st July there will be a period until the end of 2021 where qualifying businesses will receive a 66.6% discount.

For further details 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



## VALUE ADDED TAX (VAT)

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (71)

## CONTACT INFORMATION

For further information or an appointment to view please contact:  
Thomas Smith on 01872 247035 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)

**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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