



3 MARKET PLACE, PENZANCE, CORNWALL, TR18 2JA

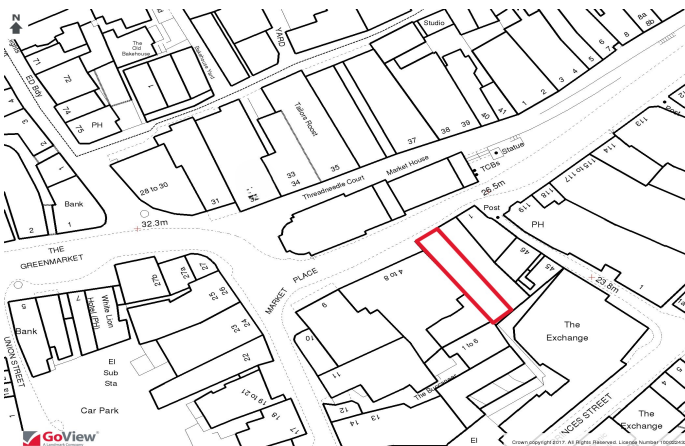
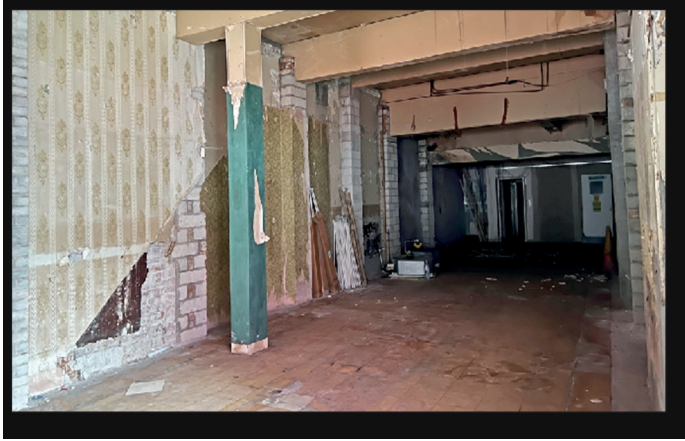
A substantial attractive commercial building arranged over four floors and now requires improvement works throughout.

The property is situated within a prominent trading location within the town centre with it's most recent trading being Holland & Barrett and offers potential for a variety of schemes including mixed commercial/residential development, subject to all necessary consents being obtainable.

The Auction will be handled through Clive Emson Auctioneers starting on Monday 10th June 2024 - 11am.

- **POTENTIAL MIXED COMMERCIAL/RESIDENTIAL DEVELOPMENT OPPORTUNITY**
- **SUBSTANTIAL VICTORIAN 4 STOREY FORMER BANKING PREMISES**
- **PROMINENT TRADING POSITION**
- **3125 SQ FT (290.3 SQ M)**
- **FREEHOLD AVAILABLE VIA AUCTION**
- **VACANT POSSESSION**

GUIDE PRICE £50,000 + FEES, TO BE SOLD AT AUCTION - 12 JUNE 2024



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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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.

DESCRIPTION:

A substantial attractive commercial building arranged over four floors and now requires improvement works throughout. The property is situated within a prominent trading location within the town centre with it's most recent trading being Holland & Barrett and offers potential for a variety of schemes including mixed commercial/residential development, subject to all necessary consents being obtainable.

SCHEDULE OF ACCOMMODATION:

Basement: 35 SQ M (377 SQ FT)
Ground Floor: 103.2 SQ M (1111 SQ FT)
First Floor: 93.3 SQ M (1004 SQ FT)
Second Floor: 58.8 SQ M (633 SQ FT)
Total Area: 290.3 SQ M (3125 SQ FT)

TENURE:

Freehold. To be sold at Auction on June 12 2024.

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this 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 £15,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Rating has been applied for.

LOCAL AUTHORITY:

Cornwall Council - 0345 1234 100
Planning: 0345 1234 151
www.cornwall.gov.uk

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

or Joint Auctioneer:

Clive Emson: Land and Property Auctioneers on 0345 8500333

Email: auctions@cliveemson.co.uk

For a copy of the full auction catalogue please contact Clive Emson (reference Katie Semmens)

Please familiarise yourself with the legal pack as buyer costs may be payable



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