



## 97 MARKET JEW STREET, PENZANCE, TR18 2LE

A well positioned, prominent retail unit To Let in the heart of Penzance's main retail street.

A ground and lower ground floor retail unit, this property is suitable for a wide range of retail uses.

A short walk from the entrance to Wharfside shopping centre and the main shopping car parks of Penzance, amongst a strong mix of independent and national retailers including Pound Stretcher, Dominos, Boots, Superdrug, WHSmith, Post Office, The Works, Mountain Warehouse and Millets.

- **TO LET**
- **PRIME POSITION IN PENZANCE**
- **1,550 SQ FT (144.02 SQ M) RETAIL SPACE WITH 801 SQ FT (74.4 SQ M) LOWER GROUND STORAGE**
- **VERSATILE RETAIL UNIT**
- **EPC - C (69)**

**£22,000 per annum exclusive**

**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 WHSmith/The Post Office and Superdrug. Other nearby occupiers also include The Works, Dominos, Mountain Warehouse, Millets and Boots amongst others including both national and local, independent retailers. The premises are a short distance from Wharfside Shopping centre and the long stay car park, which provides robust levels of footfall.

**PREMISES:**

A well presented retail unit with regular floorplan and floor to ceiling glazing facing the street. The gross frontage is 4.89 metres 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 - 1,550 sq ft (144 Sq m)

Lower ground storage - 801 sq ft (74.4 sq m)

**LEASE TERMS:**

The premises are available to let on a new full repairing and insuring lease.

**VAT:**

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

**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 £34,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (69)

**CONTACT INFORMATION:**

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

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