



**Retail/Cafe Opportunity,
Unit 2 Pengersick Lane
Praa Sands, Penzance TR20 9SQ**

Miller Commercial 
Chartered Surveyors and Business Property Specialists

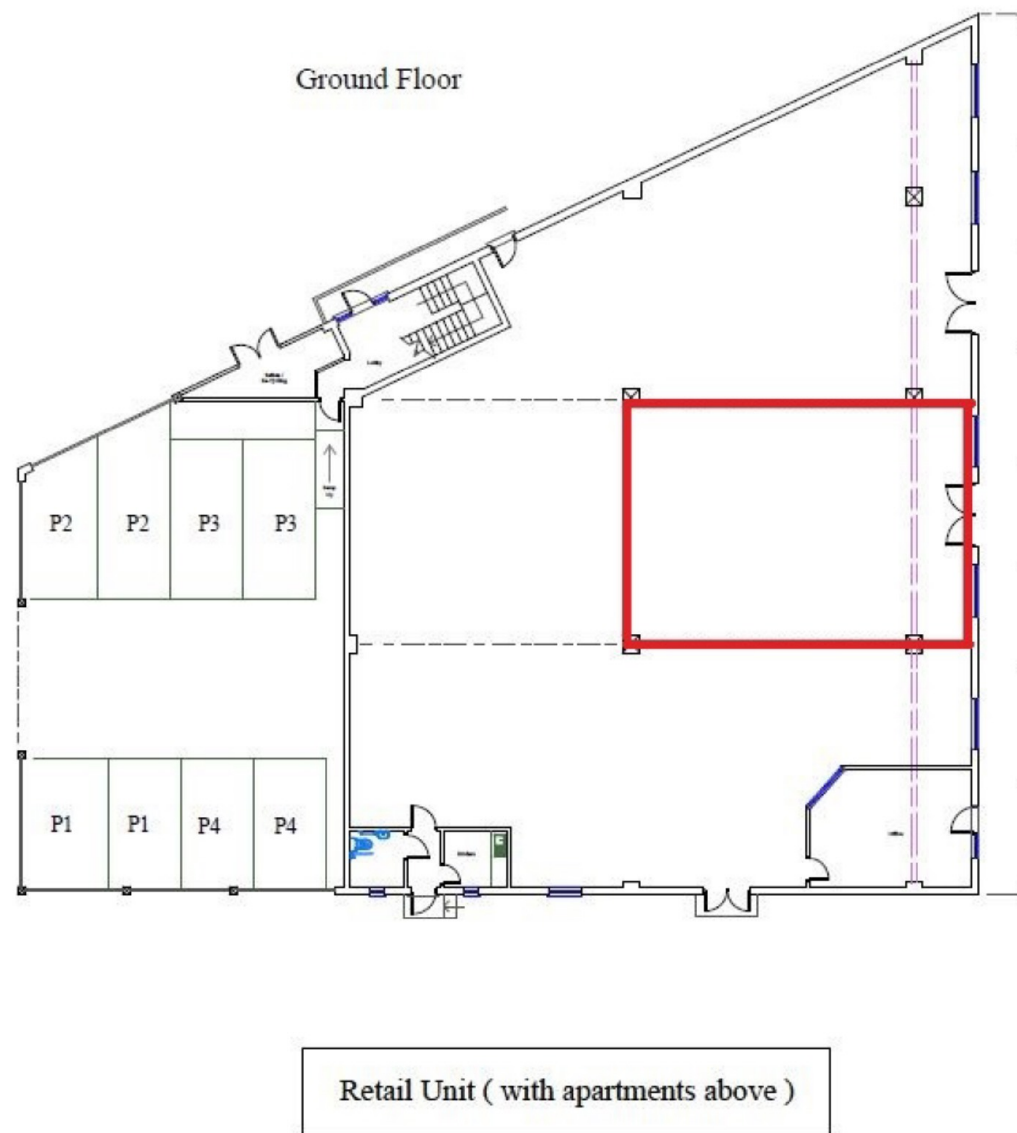
£16,500 Per Annum Excl Leasehold

A brand new development within the popular tourist village of Praa Sands which is known for its idyllic long wide and sandy beach within the sheltered Mounts Bay.

The development is situated on the main road through the village adjoining the popular Praa Sands Holiday Park and includes a car park to the rear with 20 spaces. It comprises a terrace of three units. This is the middle unit with both of the adjoining premises having been let. One will trade as R & J Supplies and the other as a Convenience Store.

The development includes a car park behind.

- BRAND NEW UNIT
- BUSY TOURIST LOCATION
- SUIT RETAIL/CATERING USE
- LAST UNIT REMAINING
- AVAILABLE NOW
- EPC - TO BE ASSESSED UPON PRACTICAL COMPLETION



LOCATION

Praa Sands is located on the south coast of Cornwall between the towns of Helston (6 miles) and Penzance (8 miles). It is renowned for its beach which is situated within an Area of Outstanding Natural Beauty and is a popular tourist destination with numerous campsites and holiday letting businesses.

DESCRIPTION

Part of a new development comprising three ground floor retail with flats above. The last unit is situated within a terrace of three and is considered ideally suited for use as a Cafe.

ACCOMMODATION

Unit 2 - 1232 sq ft (114.5 sq.m)

Forecourt at front which could be utilised for external seating.

NB - Full plans are available.

Located to the rear of the site there is a car park which includes 20 spaces for the shared use of the shops.

The premises are offered in shell finish with windows and doors being provided. Walls are painted white and basic lighting provided. The tenant will need to install wc's, kitchen etc.

TENURE

The premises are being offered by way of a new proportional full repairing and insuring lease the terms of which are open to negotiation.

LEGAL COSTS

The incoming lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

BUSINESS RATES

The rates have yet to be assessed. The Government has however 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>

VAT

Our clients advise us that VAT will not be payable.

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

An Energy Performance Certificate will be provided following practical completion of the building.

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 or

Tom Smith on 01872 247013 or via email ts@millers-commercial.co.uk

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