

# Miller Commercial

Chartered Surveyors and Business Property Specialists



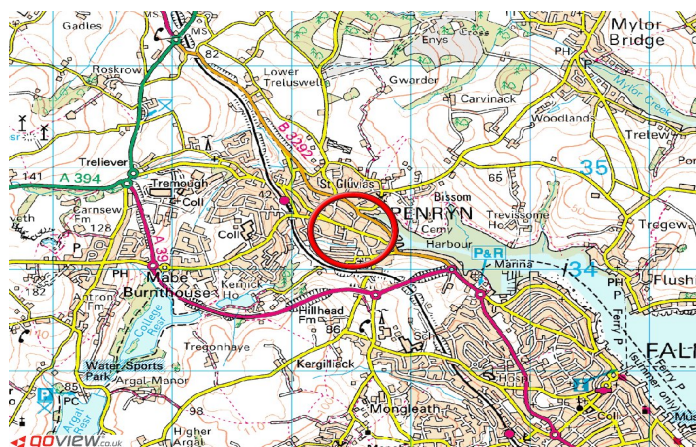
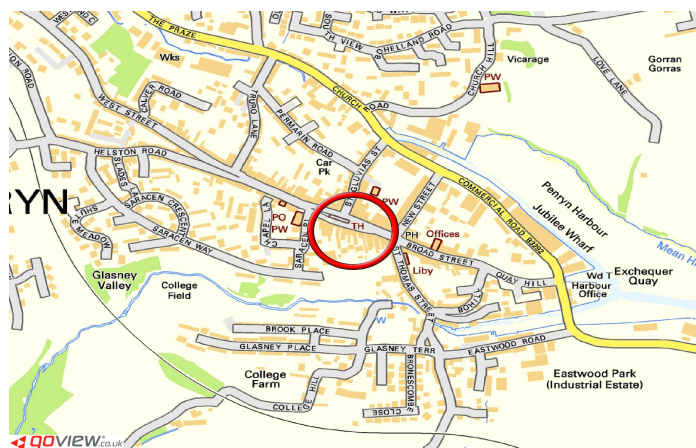
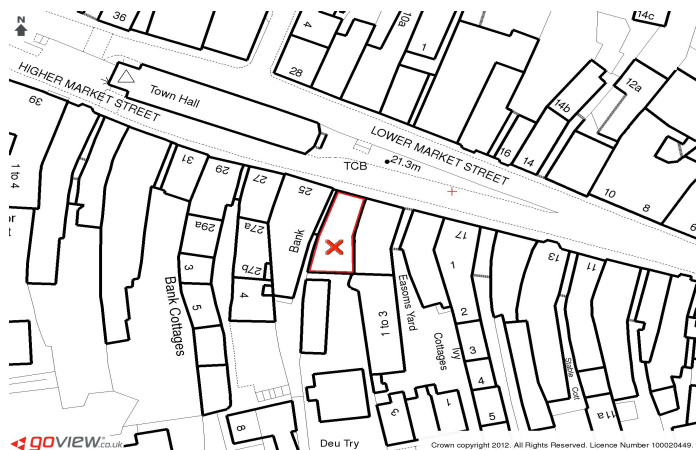
## 23 Higher Market Street, Penryn, TR10 8EF

- LOCK-UP RETAIL PREMISES
- TOWN CENTRE LOCATION
- HIGH LEVELS OF FOOTFALL - BOTH STUDENTS AND FAMILIES
- TOTALS 685 SQ FT
- EPC RATING - C (68)
- WOULD SUIT INDEPENDENT RETAILER/GALLERY

**£8,000 Per Annum Excl Leasehold**



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

## LOCATION:

The town of Penryn is a market town and port, situated at the head of the estuary of the Penryn River. It is situated approximately 2.5 miles from Falmouth Town Centre and 8.3 miles from the Cathedral City of Truro which is the administrative centre for the county. The town includes a rail station which connects with the mainline at Truro and is situated 8.1 miles from the A30 Trunk Road which is the spinal route through Cornwall and connects with the national motorway network at Exeter.

The premises are set in Higher Market Street opposite the Museum & Town Council and close to a number of independent retailers, cafes, takeaways and public houses together with the car parks at Penmarin Place and Saracen Place.

## DESCRIPTION:

A mid-terraced single-fronted ground floor lock-up retail unit with storage to the rear and a wc. The shop is light and airy and benefits from a high ceiling which adds to the character.

## SCHEDULE OF ACCOMMODATION:

Our measurements are approximately:  
Retail Area 543 Sq Ft (50.4 Sq M)  
Store 142 Sq Ft (13.2 Sq M)  
WC

## LEASE TERMS:

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

## LEGAL FEES:

The ingoing Tenant to be responsible for the Landlord's reasonably incurred legal costs in connection with the transaction.

## BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the rateable value is £7,700 as of 1 April 2023. 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 (68).

## CONTACT INFORMATION:

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

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