



**DEVELOPMENT/INVESTMENT OPPORTUNITY, 10 - 11 MARKET JEW STREET,  
PENZANCE, CORNWALL, TR18 2HN**

**£395,000 FREEHOLD**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

**LOCATION:**

Located in historic Penzance's town centre towards the west of popular Market Jew Street. The property is located amongst a variety of local and national retailers. Various short and long stay car parks are found nearby, the mainline railway station is within a 5 minute walk. Penzance is also the principle link to the Isles of Scilly with both the Scillonian Ferry and helicopter service departing regularly from the town.

**DESCRIPTION:**

A well located development/investment opportunity comprising two interconnecting properties. The ground floor has previously been let to a bakery and a two bedroom flat is let via an AST. The majority of the upper floors and external store are well suited to conversion to residential dwellings (STC\*) and enjoy an excellent vista overlooking Mounts Bay.

In addition to the main building, a store is located to the rear of the property. Please note the store is currently boarded up and has not been internally inspected.

A pedestrian access from 'Bread Street' provides an alternative access to the store and rear of the premises.

**SCHEDULE OF ACCOMMODATION:**

All measurements are approximate and on a GIA basis unless otherwise stated.

- Ground Floor - 1948 sq ft (180.9 sqm)
- 1st Floor 1653 sq ft (153.5 sqm)
- 2nd Floor 679 sq ft (63 sqm)
- 3rd Floor 530 sq ft (49.2 sqm)
- 4th Floor 432 sq ft (40.1 sqm)
- 5th Floor 495 sq ft (45.9 sqm)
- Total 5737 sq ft (532.9 sqm)
- Additional outbuilding.

We have not been able to internally measure or inspect this building, we believe it measures approximately 4.2m x 9m on a GEA basis.

**DEVELOPMENT/PLANNING:**

The property benefits with the following planning consent:

**PA24/04185**

External and internal restoration and refurbishment of buildings to create mixed use development comprising cafe and offices with existing self-contained residential apartment retained (Class E and Class C3), including retention and reformatting of cafe at ground floor to create space for new office entrance, demolition of non-original rear extension to upper floors, proposed first floor rear extension, replacement windows to front and rear elevations, creation of rear communal terrace, with associated works.

\*We consider the upper floors are equally well suited for conversion to residential accommodation subject to the relevant consents/permitted development rights being confirmed/obtained.

The property is located within the Penzance Conservation area.

**PURCHASERS PACK:**

Miller Commercial hold a pack of information which can be supplied via request, this includes:

- Planning information
- CAD Compatible floor plans
- Title plan and register
- Flat electric report
- Asbestos register
- AST for the residential flat
- Photographs

**TENURE:**

Freehold. The flat is let via an Assured Shorthold Tenancy with a passing rent of £6,000 per annum.

**VAT:**

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

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

**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 £25,500 as per the 2023 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The main building has an EPC rating of D (94). The flat has an EPC rating of E (51).

**LOCAL AUTHORITY:**

Cornwall Council:  
General Enquiries: 0300 1234 100  
Planning: 0300 1234 151  
Website: [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**SERVICES:**

National Grid: 0800 096 3080  
South West Water: 0800 169 1144

**VIEWING AND CONTACT INFORMATION:**

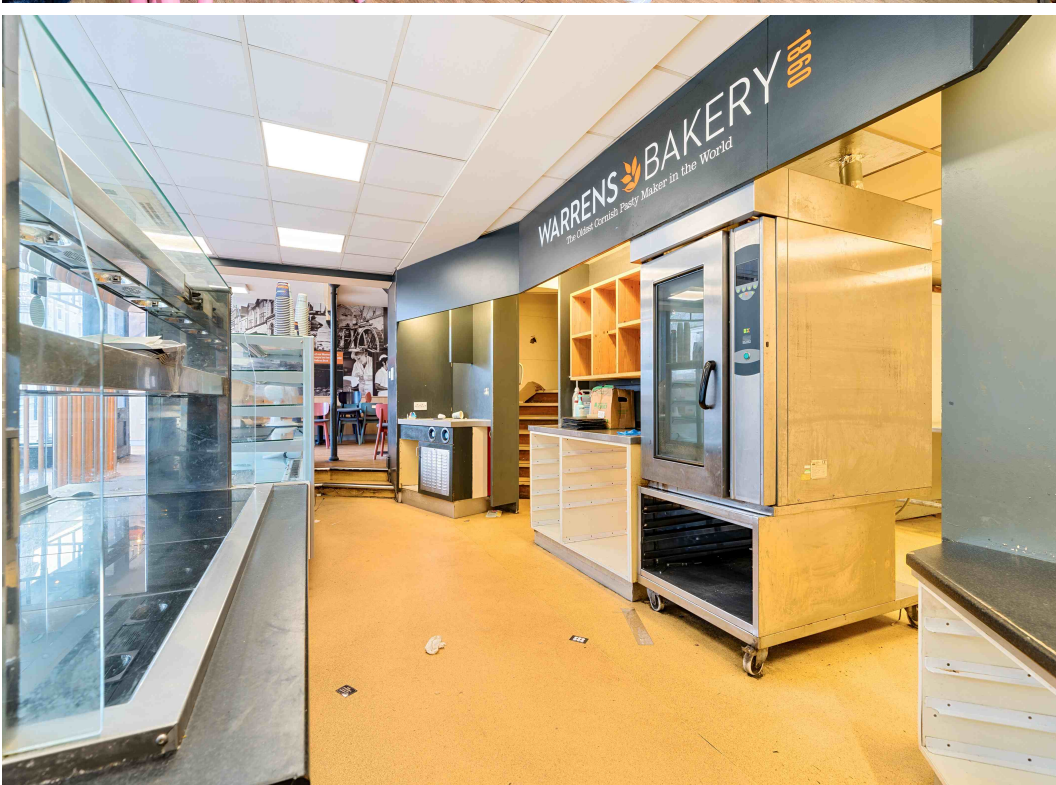
Strictly through Miller Commercial. Please contact:-

**Thomas Hewitt** on 01872 247025  
Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

or

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



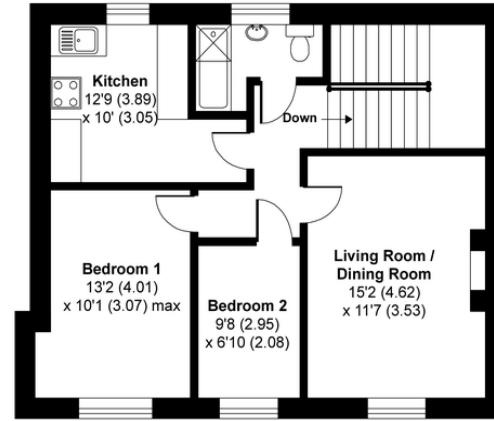




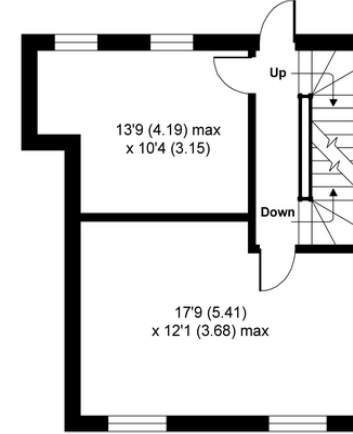
# 10-11 Market Jew Street, Penzance, TR18 2HN

Approximate Area = 5737 sq ft / 532.9 sq m

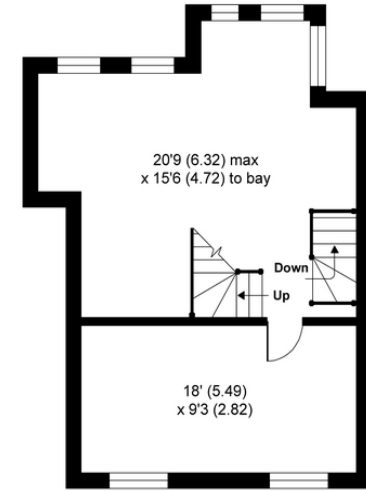
For identification only - Not to scale



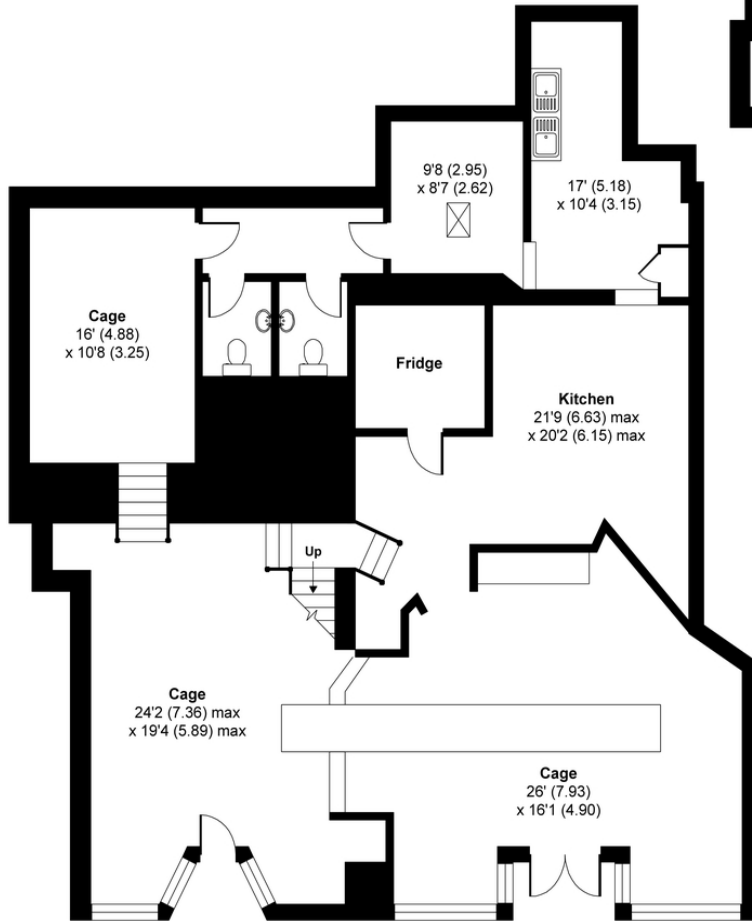
SECOND FLOOR FLAT



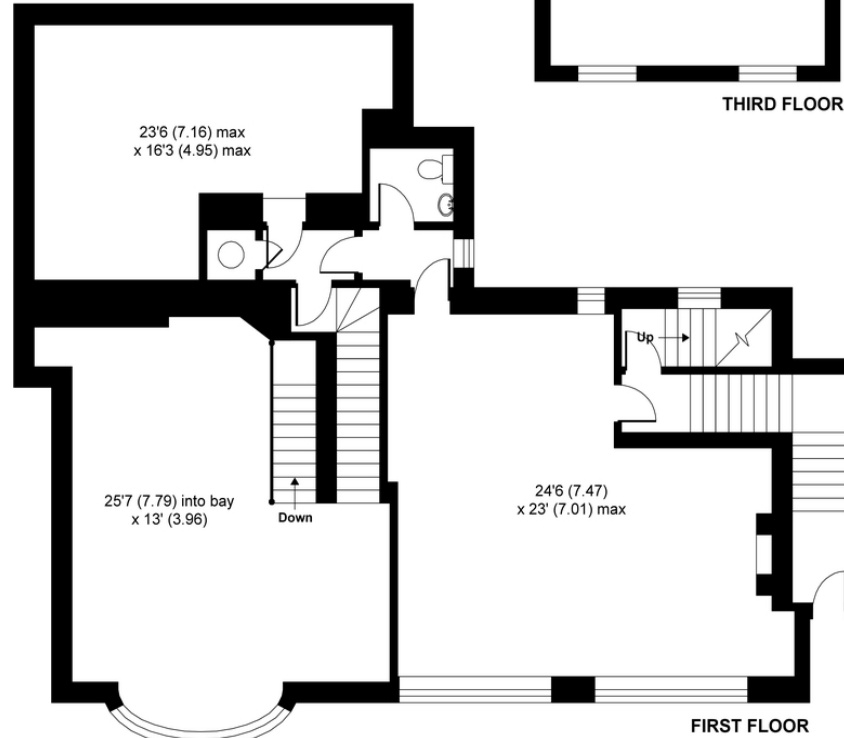
THIRD FLOOR



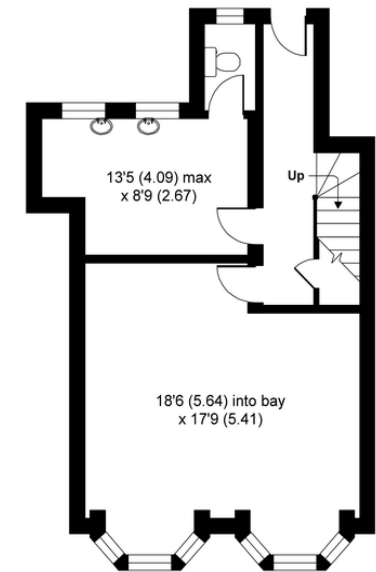
FOURTH FLOOR



GROUND FLOOR

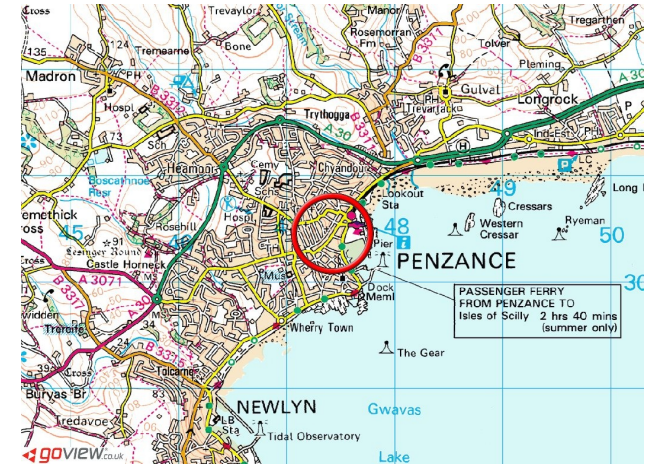
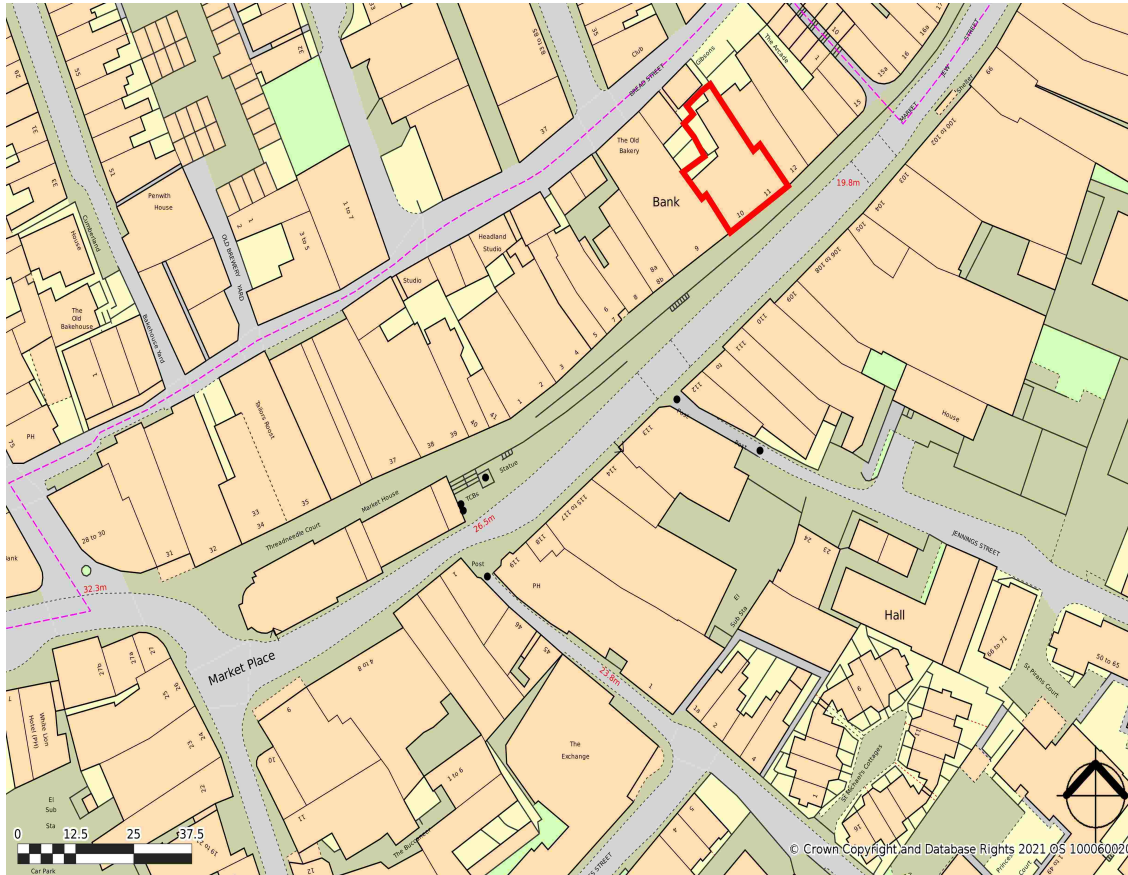


FIRST FLOOR



SECOND FLOOR





**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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