

Miller Commercial

Chartered Surveyors and Business Property Specialists



29 Alverton Street, Penzance TR18 2QN

- TO LET
- FORMER CONVENIENCE STORE
- SPACIOUS GROUND AND FIRST FLOOR RETAIL UNIT

£25,000 Per Annum Excl Leasehold

- 2,483 SQ FT (230.64 SQ M) GROUND FLOOR TRADING
- ADDITIONAL 1,817 SQ FT (168.84 SQ M) FIRST FLOOR RETAIL AND AMENITY
- EPC RATING C (64)



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LOCATION

Penzance is the largest town in west Cornwall and benefits from 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 mainline Railway Station which provides regular services to London Paddington and other UK destinations. Newquay airport is located approximately 41 miles from the town and the nearby harbours provide a thriving local fishing community and ferry services to the Isles of Scilly. The town has a population in excess of 20,000, and is a very popular tourist seaside destination continuing to attract rising visitor levels.

DESCRIPTION

A ground and first floor retail unit, formerly used as a convenience store and suitable for a variety of retail or leisure users (subject to planning). The property benefits from very good prominence onto Alverton St, just west of the junction of the prime shopping district of Causewayhead with Market Jew St and Market Place. The property further benefits from direct access onto the council owned Clarence Street car park to the rear and neighbours the covered shopping arcade, Camelot Court. Nearby occupiers include a variety of local and national operators including NatWest, Boots and the Job Centre as well as the very well known regional department store Alfred Smith & Sons. Within a short walk are Clarks, Wetherspoons, Trespass, Lloyds Bank, Saltrock, O2 and Cancer Research UK.

SCHEDULE OF AREAS

Ground floor retail - 2,483 sq ft (230.64 sq m)
 First floor retail and amenity space - 1,817 sq ft (168.84 sq m)
 TOTAL - 4,300 sq ft (399.48 sq m)

TENURE

The property is available by way of a new lease from the landlord for a term to be agreed.

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 £31,000. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. From 1st July there will be a period until the end of the financial year where qualifying businesses will receive a 66.6% discount.

COSTS

Each party to bear their own.

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

VAT

All rentals/prices are stated exclusive of VAT. It is to be confirmed whether VAT is payable on the rent.

EPC

The property has an EPC rating of C (64)



CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or
 Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

VIEWINGS

Strictly by prior appointment through Miller Commercial.

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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