

Miller Commercial

Chartered Surveyors and Business Property Specialists



1 BANK SQUARE, ST. JUST, PENZANCE, TR19 7HH

- RARE FREEHOLD OPPORTUNITY
- FORMER BANK AND OFFICE SPACE
- VILLAGE LOCATION
- CLOSE TO CAPE CORNWALL
- OPPORTUNITY TO DEVELOP - SUBJECT TO PLANNING

Guide Price: £95,000



01872 247000 | www.miller-commercial.co.uk

LOCATION:

1 Bank Square is in the heart of St Just, a small village within driving distance to Cape Cornwall, Lands End and ideally situated for the tourism boom that Cornwall continues to enjoy. St Just itself has local transport services, shops, schools and restaurants.

Penzance is approximately 7 miles away by car, offering the amenities of supermarkets, high street shopping and the mainline rail service to London Paddington.

SCHEDULE OF ACCOMMODATION:

Open plan office

Hallway leading to...

Kitchenette

W/C

Accommodation totals c. 30 sq m (c. 333 sq ft)

VAT:

All the above price are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 £3,700. To find out how much business rates will be payable there is a business rates estimator service via the website.

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:

The Energy Performance Rating for this property is E (102).

**CONTACT INFORMATION:**

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

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

Graham Timmins on 01872 247019

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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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