



UNIT 11, WHARFSIDE SHOPPING CENTRE, MARKET JEW STREET, PENZANCE, TR18 2GB

A well positioned, prominent retail unit in the heart of Penance's popular Wharfside Shopping Centre, home to a wide range of shops, both National retailers and local specialists. The Shopping Centre links Market Jew Street, the historic prime retail street, with Wharf Road and Wharf Road Car Park (800 spaces), to the main town centre car park.

This property is a modern, ground floor retail unit in a busy position, suitable for a wide range of retail uses.

Wharfside sees footfall of over 1.4m per year (2022) peaking in the tourist season, with over 175,000 people using the centre in August 2022. The centre is also growing its off-season demand, with footfall of nearly 100,000 people in January 2023, over 10% higher than the previous year.

£20,000 PER ANNUM plus VAT

- **SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE**
- **GROUND FLOOR SALES AREA OF 1,421 SQ FT (132sq.m)**
- **READY FOR TENANT OCCUPATION**
- **PEDESTRIANISED THOROUGHFARE FROM SHOPPERS' CAR PARK**
- **INCENTIVE PACKAGES AVAILABLE ON NEW LEASE**
- **EPC TO BE CONFIRMED ON COMPLETION OF WORKS - EXPECTED NOVEMBER 2023**



CONTACT INFORMATION:

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

Tom Smith on 01872 247013
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Or the Joint Agent at SBC Property:

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LOCATION:

The property is located in the well-known coastal town of Penzance on Cornwall's south coast, the principal centre for commerce within West Cornwall. Penzance is an extremely popular tourist destination for visitors who come to enjoy the nearby attractions including St Michael's Mount, Jubilee Pool and Lands End. Famous for its connections with artists, a thriving nearby fishing harbour, and the home port of the Scillonian Ferry which provides an essential link to the Isles of Scilly. The town also has a heliport serving the Islands.

PREMISES:

Unit 11 comprises a lock up retail unit in a busy position on the ground floor. The premises are ready for tenant fit-out and suitable for a variety of uses.

SCHEDULE OF ACCOMMODATION:

Ground Floor 132sq.m (1,421sq.ft).

LEASE TERMS:

The property is offered by way of a new 5/10 year lease commencing at rent of £20,000+VAT per annum. A service charge also applies.

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 £15,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS:

Each party to be responsible for their own costs associated with this transaction.

VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property will be confirmed once refurbishment works have been undertaken, anticipated November 2023.



SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

LOCAL AUTHORITY:

Cornwall Council
General Enquiries: 0300-1234-100
Planning: 0300-1234-151
www.cornwall.gov.uk

