



UNIT 4, 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.

£10,200 PER ANNUM plus VAT

- **SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE**
- **READY FOR TENANT FIT-OUT**
- **AREA: 53.04 SQ M (571 SQ FT)**
- **PEDESTRIANISED THOROUGHFARE ADJACENT TO MAIN CAR PARK**
- **LIFT & ESCALATOR ACCESS**
- **SUITABLE FOR A VARIETY OF USES**
- **EPC RATING IS C (68)**



CONTACT INFORMATION:

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

Tom Smith on 01872 247013
Email ts@millers-commercial.co.uk

Or the Joint Agent at SBC Property:

Barney Peters on 07738 321136
or 01872 277397

Email: Barney@sbcproperty.com

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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 4 comprises a Ground Floor lock up retail unit of modern construction suitable for a variety of business.

SCHEDULE OF ACCOMMODATION:

Ground Floor Unit Area: 52.86sq. m (569sq.ft).

LEASE TERMS:

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

SERVICE CHARGE:

The maintenance of the exterior of the building & the common area are administered by way of a service charge. The contribution for this unit can be confirmed on request.

VAT:

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

LEGAL COSTS:

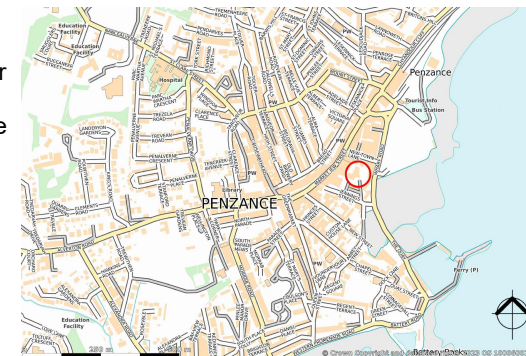
Each party to be responsible for their own costs associated with this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (68).

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 £7,000. 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:

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

