



13 THE TERRACE, MARKET JEW STREET, PENZANCE, TR18 2HN

LEASEHOL - £25,000 PER ANNUM EXCLUSIVE OR FREEHOLD £300,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Penzance lies on the A30 trunk road 120 miles west of Exeter and 30 miles west of Truro. Being the principal town in West Cornwall it is located at the end of the mainline railway service to London Paddington and has the principal links to the Isles of Scilly with daily ferry, airplane (Lands End Airport) and helicopter services to the islands. The premises are located on the Terrace, an elevated section of Market Jew Street which is the northern side of the street.

Market Jew Street forms the prime retailing pitch connecting Wharfside Shopping Centre (and the Harbour car park) with secondary retailing areas of Causewayhead, Market Place and Union Street. Nearby occupiers include Vodafone, Barclays, Warrens Bakers, Holland and Barrett, Saltrock, Boots, Specsavers, Poundland and Tesco Express together with a number of independent retailers and coffee shops.

DESCRIPTION:

The premises comprise a former bank and include ground floor retail space with two floors of office/ancillary accommodation above and three parking spaces accessed from Bread Street to the rear. There may be potential (subject to consents) to convert the upper parts to residential use with access from Bread Street to the rear.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Retail	1,707	158.59
First Floor	774	71.91
Second Floor	591	54.91
Total	3,072	285.40

LEASE TERMS:

The premises are offered by way of a new fully repairing and insuring lease, the terms of which are open to negotiation. They are currently fitted out as a bank and works can be done to get the premises ready for a tenant's fit-out.

FREEHOLD:

Asking Price £300,000.

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.

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 £22,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (88) and expires in July 2028.

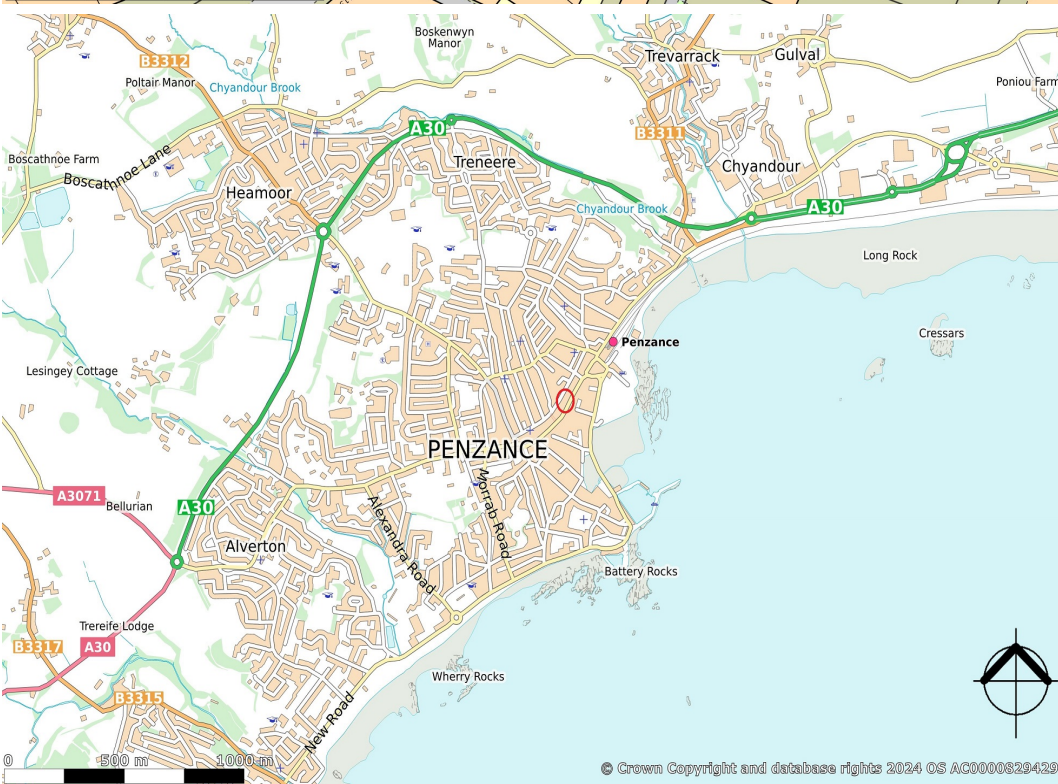
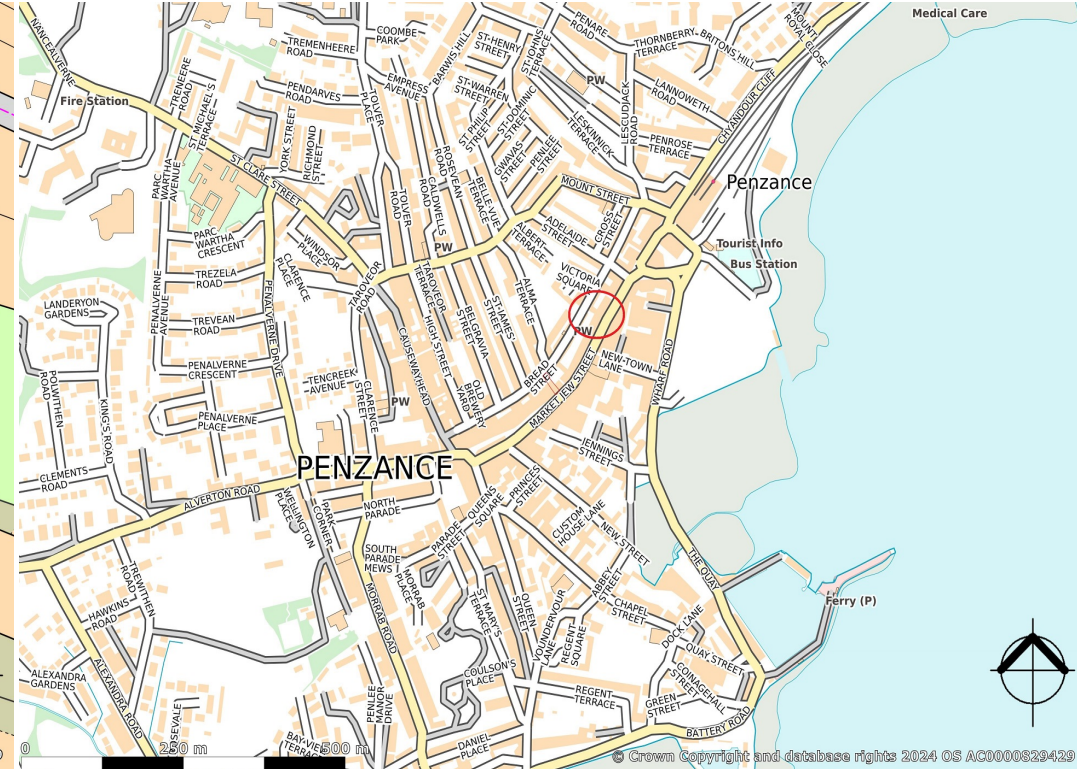
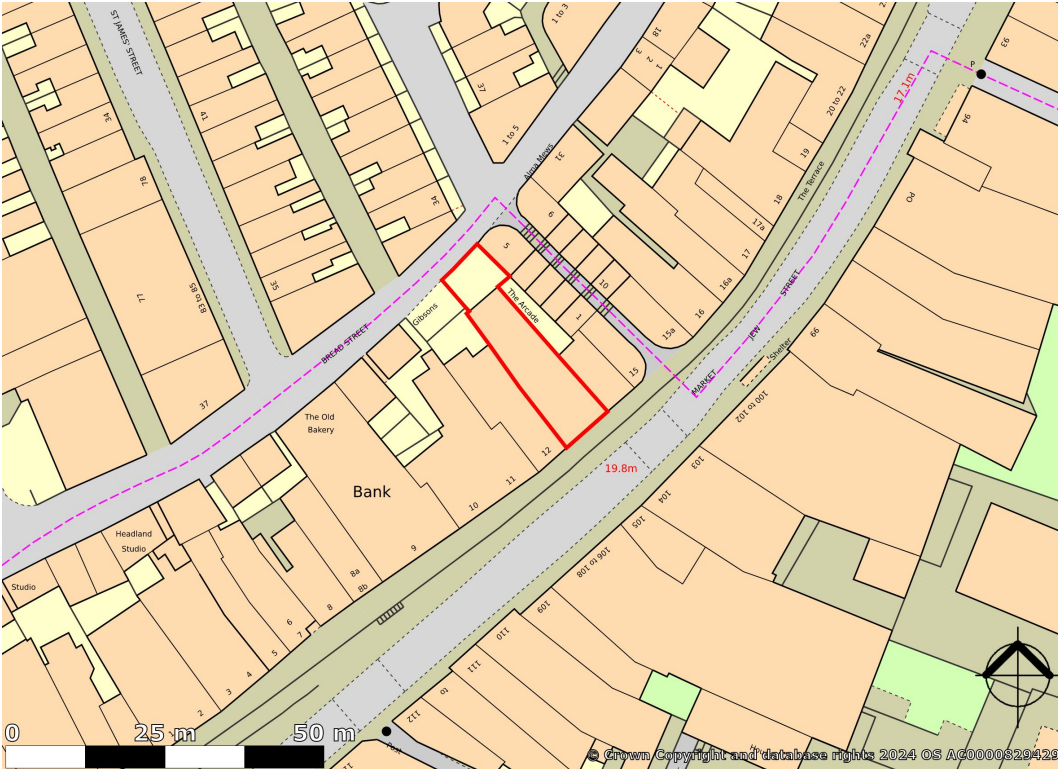
VIEWING AND CONTACT INFORMATION:

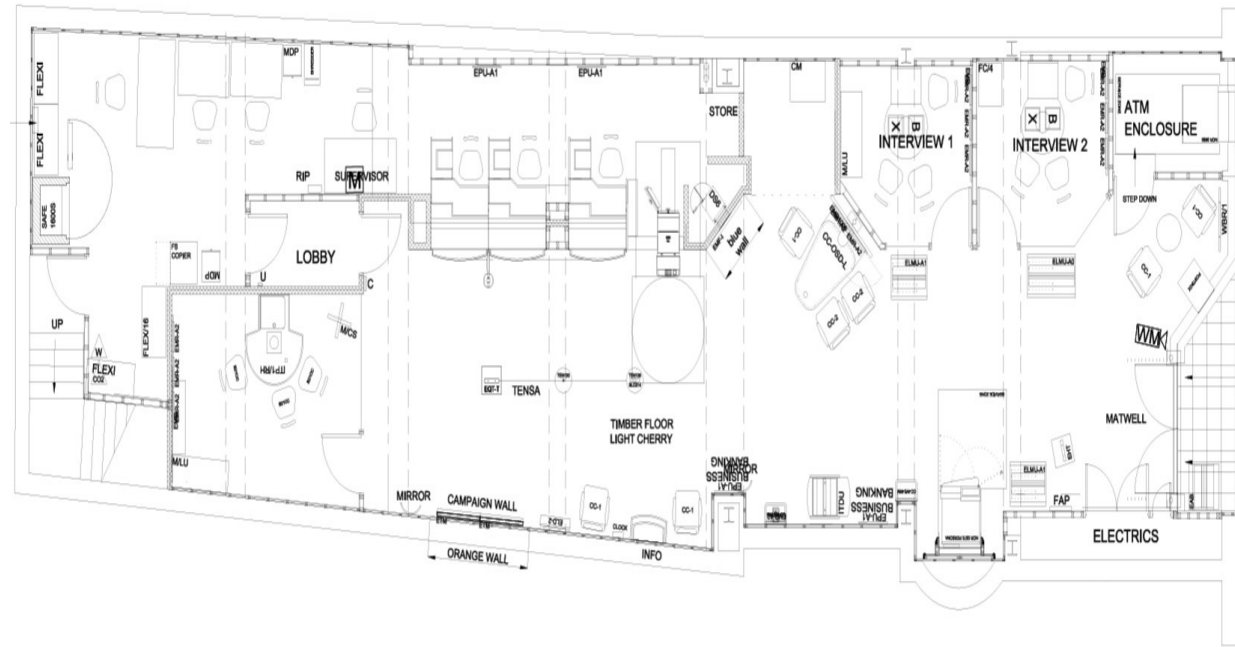
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022
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EXISTING GROUND FLOOR PLAN

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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