



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

A well positioned, prominent retail unit in the heart of Penzance'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.

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 2022.

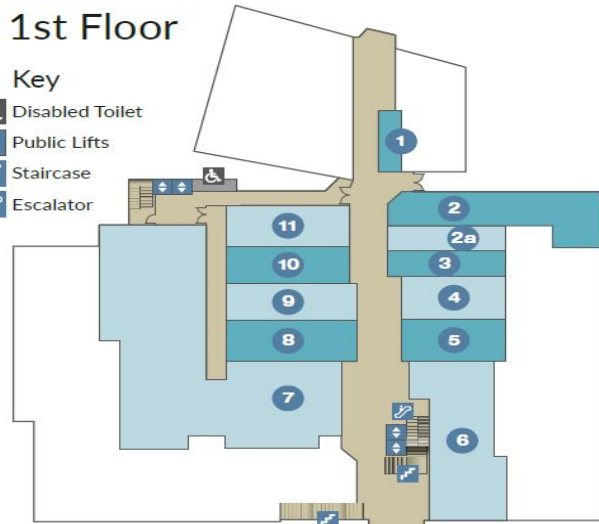
- SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE
- GROUND FLOOR SALES AREA OF 1,576 SQ FT (147 SQ M)
- READY FOR TENANT OCCUPATION
- PEDESTRIANISED THOROUGHFARE FROM SHOPPERS' CAR PARK
- INCENTIVE PACKAGES AVAILABLE ON NEW LEASE
- EPC RATING "C" (63)

£22,500 PER ANNUM + VAT

1st Floor

Key

-  Disabled Toilet
-  Public Lifts
-  Staircase
-  Escalator



VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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

Or the Joint Agent at SBC Property:

Barney Peters on 07738 321136
or 01872 277397
Email: Barney@sbcproperty.com

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:

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

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.

SCHEDULE OF ACCOMMODATION:

unit 2 - 1,576 sq ft (147 sq m)

LEASE TERMS:

The property is offered by way of a new 5 year lease. Rent is £22,500 per annum plus Service Charge.

SERVICE CHARGE:

The maintenance of the exterior of the building and 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:

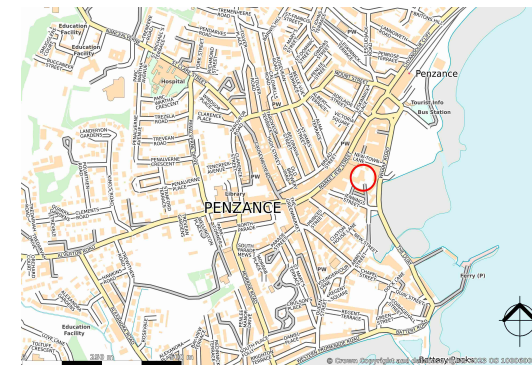
Each party to bear their own costs in regards to this transaction.

EPC:

The premises has an EPC rating of "C" (63).

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 £12,500. For most small businesses, this unit should qualify for some small business rates relief.







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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards