

Miller Commercial



Chartered Surveyors and Business Property Specialists



97 Market Jew Street, Former Shoe Zone, Penzance TR18 2LE

- TO LET
- PRIME POSITION IN PENZANCE
- 1,550 SQ FT (144 SQ M) RETAIL SPACE WITH 801 SQ FT (74.4 SQ M) LOWER GROUND STORAGE
- VERSATILE RETAIL UNIT

£22,000 Per Annum Excl Leasehold



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

LOCATION

The property is located in the well-known coastal town of Penzance on Cornwall's south coast. Famous for its connections with artists, a thriving nearby fishing port as well as the main staging post for excursions to the Isles of Scilly. The town has a population of 21,200, as recorded in the 2011 Census and is the principal centre for commerce within West Cornwall.

Situated in a prominent position in the town's prime pitch, mid-terrace between WHSmith/The Post Office and Superdrug. Other nearby occupiers also include The Works, Dominos, Mountain Warehouse, Millets and Boots amongst others including both national and local, independent retailers. The premises are a short distance from Wharfedale Shopping centre and the long stay car park, which provides robust levels of footfall.

DESCRIPTION

A well presented retail unit with regular floorplan and floor to ceiling glazing facing the street. The gross frontage is 4.89 metres and includes a recessed entrance into the property. Internally the property benefits from a suspended ceiling with recessed lighting and the lower ground floor provides staff amenity space, WCs and a kitchenette.

SCHEDULE OF ACCOMMODATION

Ground floor - 1,550 sq ft (144 Sq m)

Lower ground storage - 801 sq ft (74.4 sq m)

TENURE

A new lease for a term by arrangement.

LEGAL COSTS

Each party to bear their own.

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 £34,000. 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:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VAT

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

EPC



The Energy Performance Rating for this property is C (69)

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk

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