



**WARRENS BAKERY** 1860  
The Oldest Cornish Pasty Maker in the World

**Chan's** Oriental Food

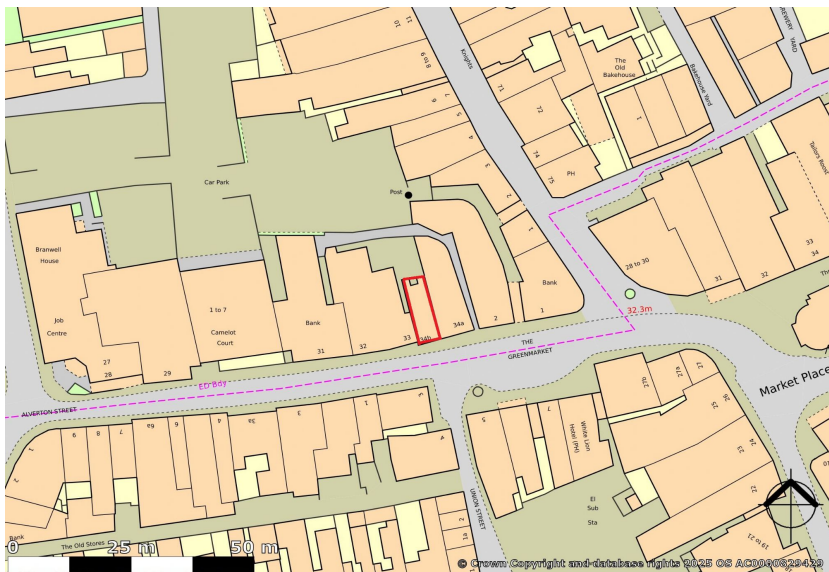
The Oldest  
Cornish Pasty Maker  
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**34B ALVERTON STREET, PENZANCE, TR18 2SJ**

**ASKING RENTAL £12,750 PER ANNUM**

**Miller Commercial**  
Chartered Surveyors and Business Property Specialists





**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

#### LOCATION:

Alverton Street is located close to Causewayhead where it joins with Market Place and is not far from Market Jew Street and Greenmarket. The location is served mainly by independent retailers, hair/beauty salons and professional services including estate agents, finance and insurance brokers. In particular nearby occupiers include FujiFilm, Marshalls Estate Agents, Chan's Oriental Shop and the New Hong Kong Chinese Restaurant.

#### DESCRIPTION:

A ground floor retail unit comprising shop at the front with small store/prep. room behind and a staff wc.

#### SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Retail	430	39.95
Store/Prep. Room	12	1.14
WC	0	0.00
<b>Total</b>	<b>442</b>	<b>41.09</b>

#### LEASE TERMS:

The premises are offered by way of a new proportional full repairing and insuring lease for a minimum term of 3 years.

#### VAT:

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

#### LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

#### 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 £7,400. To find out how much business rates (if any) will be payable there is a business rates estimator service via the website.



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Mike Nightingale** on 01872 247008  
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