

23 MARKET JEW STREET, PENZANCE, TR18 2HR



- RETAIL INVESTMENT FOR SALE
- INCOME £12,000 RISING TO £13,750 PER ANNUM
- CENTRAL POSITION WITHIN THE TERRACE ON MARKET JEW STREET
- RETAIL AREA 631 SQ FT (58.7 SQ M)
- ENERGY PERFORMANCE ASSET RATING - E (125)

PRICE £170,000 FREEHOLD

Miller Commercial

The business property specialists



LOCATION

The property is located in Penzance which has a population of 21,200, as recorded in the 2011 Census and its economy is supported by fishing, tourism and agriculture. It is the principal centre for commerce within West Cornwall.

It is situated within Market Jew Street, on the opposite side of the road from the Wharf Side Shopping Centre, in a highly visible position on The Terrace which forms the northern side of the Street. Nearby occupiers include an interesting mix of national and local independent retailers; Maria Chica Coffee Shop, RNLI shop, The Works, Nationwide Building Society, Boots Opticians, Tesco Express, Boots Pharmacy, Mountain Warehouse, Superdrug, WH Smith, Pound Stretcher, Dominoes, Rowes the Baker, British Heart Foundation and Peacocks.

DESCRIPTION

The premises comprise a ground floor retail unit with small store to the rear and first floor office/store/staff room with WC. The upper parts are held separately by way of a long lease.

ACCOMMODATION

All areas and dimensions are approximate.

Ground Floor

Retail

Net Internal Width - 6.0m (max)

Net Internal Depth - 10.9m

Net Retail Area - 58.7 sq m (631 sq ft)

Store - 5.0 sq m (53 sq ft)

First Floor

Store/Office/Staff Room 9.1m (98 sq ft)

TENURE

The premises are currently let to Vapecom Limited under a 3 year lease from August 2018 on internal repairing and insuring terms at an initial rental of £12,000 per annum rising to £13,750 per annum exclusive. There is a personal guarantor.

The upper parts will be subject to a 999 year lease at a peppercorn rental.

LEGAL COSTS

Each party to bear their own.

CONTACT INFORMATION

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

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

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PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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