

**SBC**  
**PROPERTY**

**01872 277397**

## **FOR SALE PRIME RETAIL INVESTMENT**

**PENZANCE TOWN CENTRE RETAIL SHOP  
FRI LEASE ON THE WHOLE LEASE EXPIRY  
30 NOV.2025 (BREAK 1 DEC 2022)  
GROUND FLOOR 1,205 SQ FT  
PLUS FIRST & SECOND FLOORS 1,028 SQ FT**

**CURRENT RENT £15,750 PER ANNUM  
FREEHOLD GUIDE £175,000**



**6-7 MARKET JEW STREET  
PENZANCE  
TR18 2HN**

## **LOCATION**

The subject property is located in Penzance, the commercial and administrative centre for the former Penwith district of Cornwall, in the very south west of the county. Penzance has a resident population of circa 20,000 persons and is an important centre and harbour town with geographic positioning, making it largely unopposed as the last large town in the south west.

The property is situated on Market Jew Street the town's principal retailing location opposite the entrance to the Wharfside shopping centre and the substantial Harbour town car park. Centrally located the property occupies a position amongst a wide range of commercial occupiers.

## **DESCRIPTION**

6-7 Market Jew Street comprises a ground floor retail unit with first and second floors, fully let on a commercial lease offering an 100% commercial investment opportunity with future potential development potential. Occupied and trading as Ryman Stationers the ground floor benefits from a glazed shop front and entrance door leading into the main sales area, fitted and equipped by the current occupiers. Internal stairs lead to upper floor storage and staff rooms at first and second floors with sea views to the front. A door to the rear of the property provides for a pedestrian right of way to Bread Street.

The property's availability offers an ideal opportunity to acquire a fully let 100% commercial retail unit in an excellent trading position with potential future development opportunity of the upper parts subject to possession and statutory consents.

## **ACCOMMODATION**

The main details of the accommodation are as follows (all measurements and dimensions are approximate and should be checked). Areas taken from the Valuation Office website.

Ground floor	Sales Area	11.2 sq m (1,205 sq ft)
First floor	Store Room Office	7.00m x 5.21m + 2.35m x 1.91m 2.26m x 1.36m
Second floor	Store Room 2 x WCs Kitchen	6.95m x 5.19m 3.85m x 2.16m
Total net area	207.5 sq m	(2,234 sq ft)

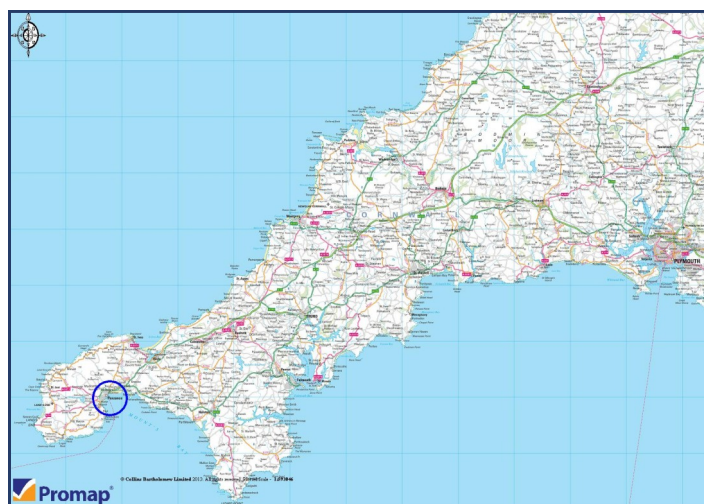
## **TENURE**

Freehold, subject to an existing lease, the salient points of which are as follows, a copy of the lease is available upon request:

Term	From 1 August 2019 to 1st December 2022
Tenant Break	1st December 2022
Repair	FRI terms
Review	none
Use	A1 retail
<b>Rent</b>	<b>£15,750 per annum</b>

## **BUSINESS RATES**

The tenant is responsible for the business rates.  
Rateable Value £23,750





## PRICE

Offers sought, Guide Price £175,000

VAT not applicable.

## ENERGY PERFORMANCE CERTIFICATE

Certificate number 6481-6722-1339-6086-2317  
Rating D

## VIEWING/FURTHER INFORMATION

Strictly by appointment with sole agents:

SBC Property  
Daniell House  
Falmouth Road  
Truro  
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TR1 2HX

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