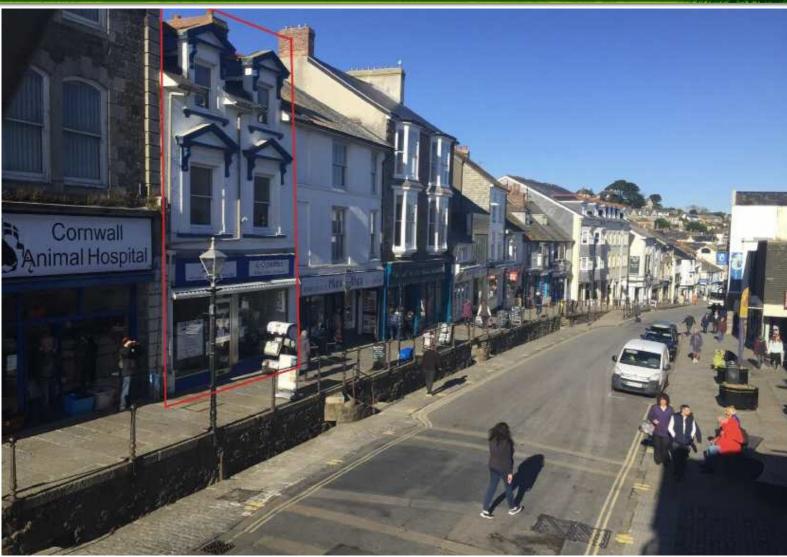
# 23 MARKET JEW STREET, PENZANCE, TR18 2HR









- RETAIL PREMISES TO LET
- CENTRAL POSITION WITHIN THE TERRACE ON **MARKET JEW STREET**
- RETAIL AREA 631 SQ FT (58.7 SQ M)
  ENERGY PERFORMANCE ASSET RATING E (125)

£13,750 PER ANNUM EXCL **LEASEHOLD** 

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#### **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. The current lessees are relocating to larger premises close by.

## **DESCRIPTION**

The premises comprise a ground floor retail unit with small store to the rear and first floor office/store/staff room with WC.

#### **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 offered by way of a new lease which on proportional full repairing and insuring terms at an initial rental of £13,750 per annum exclusive.

Consideration will be given to a new longer term lease or the sale of the shop on a freehold basis with the maisonette above being retained by the landlord under a long lease. Asking Price £150,000.

## **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 £15,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

# **LEGAL COSTS**

Letting - The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

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### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for this property is within Band E (125).

# **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

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk





**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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