

# RETAIL UNIT TO LET OR FREEHOLD FOR SALE



West End House, 11 Hills Place  
London W1F 7SE

+44(0)20 7637 7100  
www.jacksoncriss.co.uk

## PENZANCE: 25-26 MARKET PLACE



### TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### RENT

£30,000 pax

### FLOOR AREAS

Ground Floor:	2,158 sq ft	200.6 sq m
Basement	51.6 sq ft	4.8 sq m
First Floor	2,087 sq ft	194 sq m

### EPC

Available upon request.

### RATEABLE VALUE

£41,000 (2017).

*Occupiers will be entitled to 100% rates relief for the 2020/21 period.*

### SUBJECT TO CONTRACT

### SUBJECT TO VACANT POSSESSION

- Sub let income of £10,000 pax, more information upon request
- All areas will need to be confirmed by the in going tenant
- All rateable values will need to be confirmed by the in going tenant
- Quoting freehold price of £396,000
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery or gym** without the need for a planning application.



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## VIEWING

All enquires to sole leasing agents:

**Adam Rawcliffe**  
arawcliffe@jacksoncriss.co.uk  
020 7637 7100

**Dan Turner**  
dant@jacksoncriss.co.uk  
020 7637 7100



The Edinburgh Woollen Mill 

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