



## RETAIL UNIT TO LET

UNIT 4 WHARFSIDE CENTRE  
MARKET JEW STREET  
PENZANCE  
CORNWALL  
TR18 2GB

- SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE
- GROUND FLOOR 52.86 SQ M (569 SQ FT)
- PEDESTRIANISED THOROUGHFARE ADJACENT TO MAIN CAR PARK
- LIFT & ESCALATOR ACCESS
- SUITABLE FOR A VARIETY OF USES
- NEW LEASE AVAILABLE, INCENTIVE PACKAGES OFFERED

**RENT £10,200 + VAT PER ANNUM (850 PCM + VAT) INC SERVICE CHARGE**

**ENQUIRE NOW**

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## LOCATION

The Wharfside Centre is a prime positioned commercial and retail centre, linking Market Jew Street the historic prime retail street, with Wharf Road and Wharf Road Car Park (800 spaces), the main town centre car park

Occupiers within the scheme include Card Factory, Warrens Bakery, Costa, Iceland and a number of independent traders and service providers. The town has a resident population of circa 20,000 with a catchment of 180,000 persons within a 30 minute drive (StorePointGeo).

In addition to the adjacent 61 bed Premier Inn and 50 luxury flats, the Wharfside Centre contains 22 flats, with a further 45 units expected in the near future, giving a total of 117 one and two bedroom flats and 61 hotel beds located in the immediate vicinity.

## DESCRIPTION

The Wharfside Centre is the focus of the Penzance's town centre acting as a link between the high street, car parking and the various travel nodes, with lift and escalator between Wharf Road and Market Jew Street. The Wharfside Shopping Centre sees footfall of over 1.4m per year (2022) peaking in the tourist season, with over 175,000 people using the Centre in the month of August (2022). The Wharfside Shopping Centre is also growing its off-season demand, with footfall of nearly 100,000 people in January 2023, over 10% higher than the previous year.

Commercial accommodation is arranged with frontages onto Market Jew Street, Wharf Road and into the mall, which provides the main thoroughfare between Penzance and its transport links. Presented ready for tenant fit out. Unit 5 will comprises a newly configured unit at the main mall level, ideally suitable for retail or other commercial uses.

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## LEASE TERMS

The property is offered by way of a new 5 year lease at a commencing rent of £10,200 + VAT per annum (£850 pcm + VAT) inclusive of service charge.

## BUSINESS RATES

Rateable Value £7,000

Nil rates payable for qualifying occupiers

## ACCOMODATION

All areas are approximate.

Ground Floor - 52.86 sq m (569 sq ft)

## EPC

The property has a Rating of C under Certificate Number - 0651-0135-6409-7091-5006

## GRANTS AND FINANCIAL SUPPORT

<https://penzancetownfund.co.uk/projects/enterprise-grants-pz/>


<https://ciosgoodgrowth.com/funding-opportunity/town-rural-and-coastal-retail-development-and-aligned-skills-programme/>

## VIEWING/FURTHER INFORMATION

Joint agents with Miller commercial. FAO Tom Smith 01872 247013 [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



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