

RETAIL UNIT TO LET

PENZANCE

UNIT 10 WHARFSIDE CENTRE
MARKET JEW STREET
PENZANCE
CORNWALL TR18 2GB

SBC
PROPERTY

01872 277397



PRIME RETAIL UNIT TO LET

SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE. SHELL UNIT READY FOR TENANT FIT-OUT. GROUND FLOOR 100.75 SQ M (1,072 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 £15,000 + VAT PER ANNUM (£1,250 PCM +VAT)

UNIT 10, WHARFSIDE CENTRE, PENZANCE TR18 2GB

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. Unit 10 is of modern construction and is presented ready for tenant fit out.

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Unit 10 comprises a shell unit in a busy position on the ground floor entrance to the shopping mall. The premises comprise a lock up retail unit suitable for a variety of businesses.

ACCOMMODATION Areas are approximate.

Ground Floor 100.75 sq m (1,072 sq ft)

LEASE TERMS

The property is offered by way of a new 5/10 year lease at a commencing rent of £15,000 + VAT per annum (£1,250 PCM) on a full repairing basis by way of service charge. Full details of the existing service charge and management charges can be provided to any interested occupier.

BUSINESS RATES

Rateable Value To be assessed

EPC

The property has a Rating of F under Certificate Number 0681-0935-6049-9491-5002. To be reassessed.

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/>

