



## TO LET - 13-14 Market Place, Penzance TR18 2JB FIRST FLOOR REAR OFFICES

- **£6,000** per annum
- Modern office space in prominent Grade II Listed building in town centre
- 2 Office rooms, Kitchen and WC
- 717 sq. ft NIA (66 sq. m)
- Half a mile from Penzance Railway Station, 1 mile from the A30 dual carriage-way



Main Office

Viewing by prior appointment with:  
**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## First Floor Rear Photos



Main Office



Rear Office



Kitchen



WC

### **Cornwall Office:**

Trenoweth, Troubridge Road,  
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
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## Location

Penzance is West Cornwall's principal shopping town, with a permanent population of approximately 21,000. The town has good transport links via the A30 and A394 Trunk Roads and regular rail services to London.

## Description

First Floor Rear Suite: Two office rooms, kitchen and w/c.

## Tenure

New minimum 3-year lease. A 3 month rent deposit, first quarter rent payment in advance is required with written references.

## Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk) or 0300 1234 151.

## VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

## Energy Performance Certificate

13-14 Market Place has an EPC rating of E and is eligible for exemption for being a Listed Building.

## Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

## Service Charge and Insurance Rent

The projections for the Service Charge for the period of 1st July 2024 - 30th June 2025 is £2,001.75 for the First Floor Rear Offices. Payable monthly at £166.81 per calendar month.

Smart Commercial Property have been provided these figures by the landlord and accepts no responsibility for the accuracy of any information provided by the landlord. Smart Commercial Property do not administer the annual Service Charge or Insurance Rent and are NOT the Managing Agents for the property. The measurement of the service charge apportionment will not be based on the Net Internal Area figures stated on these particulars.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

## Rateable Value

The rateable value is £6,400 p.a. as of 2023. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk)

### Cornwall Office:

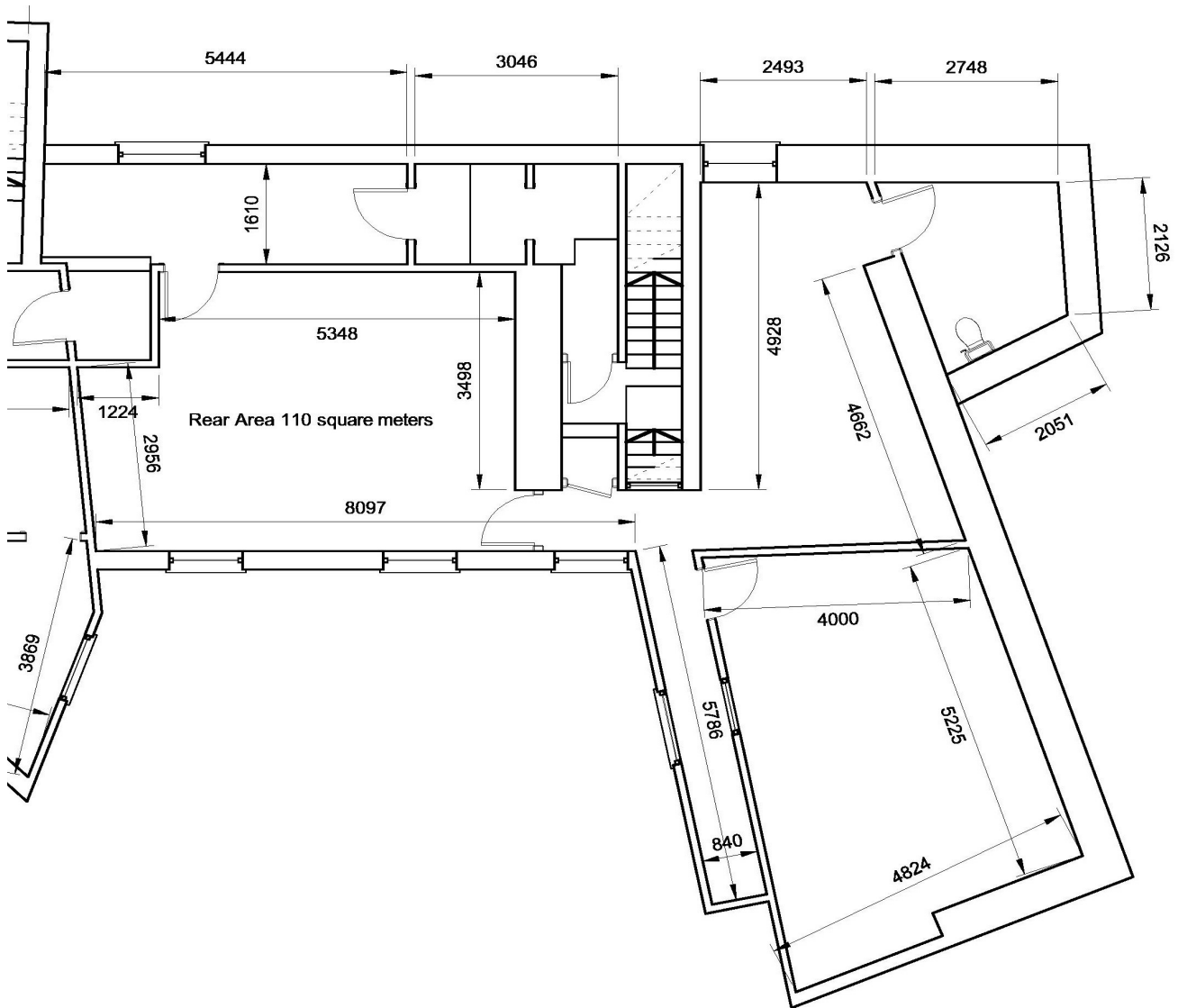
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## Plan of First Floor Rear Offices



### First Floor

Scale 1:100

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## Schedule of Accommodation

All measurements are approximate Net Internal Areas. All measurements have been provided by a third party, instructed by the landlord, who undertook a measured survey of the property. Smart Commercial Property take no responsibility for their accuracy.

<b>First Floor Rear Offices</b>	<b>NIA</b>	<b>NIA</b>
<b>Accommodation</b>	<b>Sq. M</b>	<b>Sq. ft</b>
Main Office	26.1816	281.82
Rear Office	26.5	285.25
Kitchen	13.9683	150.35
<b>Total</b>	<b>66.65</b>	<b>717.42</b>

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## Goad Plan



Penzance



Experian Goad Plan Created: 13/04/2022  
 Created By: Smart Commercial Property Ltd  
 For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

50 metres

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## Map of Cornwall and Devon



Red arrow marking Penzance

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**THE DETAILS ON THESE PARTICULARS WE UNDERSTAND TO BE WHOLLY ACCURATE AND CORRECT**

FULL NAME .....

SIGNATURE .....

DATE .....

FULL NAME .....

SIGNATURE .....

DATE .....