



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

**TO LET - Suite 1, Camelot Court, Alverton Street,  
Penzance, TR18 2QN**

- **£5,000 per annum**
- £500 service charge per annum
- 409 sq. ft (38 sq. m)
- First floor office space in busy retail and office complex
- Historic landmark in the centre at entrance of town with public car park to rear
- Adjacent to NatWest Bank and opposite Boots
- Half a mile from Penzance Railway Station, 1 mile from the A30 and 42 miles from Newquay Airport

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)

## Location

Camelot Court is a landmark historic property located in the heart of Penzance, West Cornwall's principal shopping town, with a permanent population of 21,000 which increases in the summer season. The town has good transport links via the A30 and A394 Trunk Roads and regular rail services to London. The premises are close to St John's Hall and a public car park is directly behind Camelot Court. The complex incorporates a total of 13 shops and offices including a popular restaurant, hairdresser, craft shop, beauty salon and professional offices. 0.5 miles from Penzance Railway Station, 1 mile from the A30 and 42 miles from Newquay Airport.

## Description

Suite 1 comprises a first floor office space of 409 sq. ft (38 sq. m).

Laid out over two levels, the property includes a kitchenette with a sink, attractive window frontage and a communal WC.

The subject office is carpeted, with three night storage heaters, three florescent strip lights and a smoke alarm.

## Tenure

Available on a new lease £5,000 per annum, plus £500 service charge per annum. Terms to be agreed.

## EPC

The property has a current EPC rating of E.

## 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.

## 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.

## 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 enquiries.

## 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 2006 (CAR 2006). 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 £3,950p.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) or enquiries can be made on-line at the VOA website: [www.voa.gov.uk](http://www.voa.gov.uk).



### 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
- These marketing particulars do not constitute or imply any offer of contract





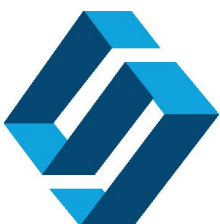
Office showing front window



Kitchenette



Office showing entrance



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## Location Map



Map of Cornwall and Devon locating Penzance with red icon



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