



UNIT 10, WHARFSIDE SHOPPING CENTRE, MARKET JEW STREET, PENZANCE, TR18 2GB

A well positioned, prominent retail unit in the heart of Penance's popular Wharfside Shopping Centre, home to a wide range of shops, both National retailers and local specialists. The Shopping Centre links Market Jew Street, the historic prime retail street, with Wharf Road and Wharf Road Car Park (800 spaces), to the main town centre car park.

This property is a modern, ground floor retail unit in a busy position, suitable for a wide range of retail uses.

Wharfside sees footfall of over 1.4m per year (2022) peaking in the tourist season, with over 175,000 people using the centre in August 2022. The 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.

£15,000 PER ANNUM plus VAT

- SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE
- READY FOR TENANT FIT-OUT
- GROUND FLOOR 99.59 SQ M (1,072 SQ FT)
- PEDESTRIANISED THOROUGHFARE ADJACENT TO MAIN CAR PARK
- LIFT & ESCALATOR ACCESS
- SUITABLE FOR A VARIETY OF USES
- EPC - CURRENTLY AN "F". THIS IS TO BE RE ASSESSED IN NOVEMBER 2023



CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

The property is located in the well-known coastal town of Penzance on Cornwall's south coast, the principal centre for commerce within West Cornwall. Penzance is an extremely popular tourist destination for visitors who come to enjoy the nearby attractions including St Michael's Mount, Jubilee Pool and Lands End. Famous for its connections with artists, a thriving nearby fishing harbour, and the home port of the Scillonian Ferry which provides an essential link to the Isles of Scilly. The town also has a heliport serving the Islands.

PREMISES:

Unit 10 comprises a Ground Floor lock up retail unit of modern construction suitable for a variety of business.

SCHEDULE OF ACCOMMODATION:

Ground Floor Unit Area: 99.59sq. m (1072sq.ft).

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease at £15,000+VAT per Annum.

SERVICE CHARGE:

The maintenance of the exterior of the building & the common area are administered by way of a service charge. The contribution for this unit can be confirmed on request.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

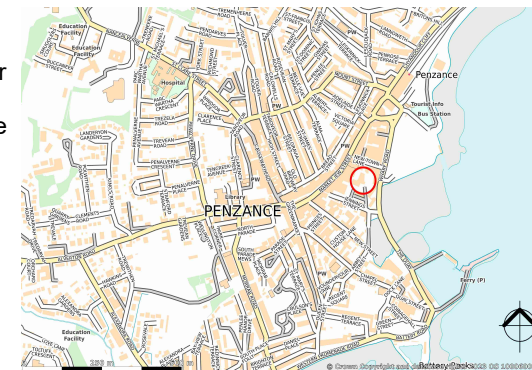
Each party to be responsible for their own costs associated with this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is F but is due to be reassessed in November 2023.

BUSINESS RATES:

The current rateable value is to be assessed. We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.



SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

