



**UNIT 1 WHEAL PARADE, PENGERSICK LANE, PRAA SANDS, PENZANCE,
TR20 9SQ**

£15,000 PER ANNUM PLUS VAT LEASEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Praa Sands is a popular tourist village which is known for its idyllic long wide and sandy beach within the sheltered Mounts Bay. The premises front Pengersick Lane which is one of two principal roads into the village and provides access to the popular Praa Sands Holiday Park.

DESCRIPTION:

A modern building which includes R&J Supplies and Sisu Cafe together with some apartments above and a 20 space car park behind which is free for visitors for the first hour.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area 1751 sq.ft (162.7 sq.m).

The premises are currently partitioned to include a retail space and a generous store with WC off. There is a forecourt to the front which could be utilised for the display of goods.

SERVICE CHARGE:

Please contact Miller Commercial for further details.

TENURE / LEASE TERMS:

Leasehold - An effective full repairing lease is offered at an initial rental of £15,000 plus VAT. The remaining terms are open to negotiation. There is a service charge to cover the costs of maintaining to exterior and common parts.

VAT:

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

LEGAL COSTS:

The incoming Tenant to pay the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £11,750. This is below the threshold where businesses who occupy just one commercial premises pay business rates

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate has been applied for and will be available shortly..

VIEWING AND CONTACT INFORMATION:

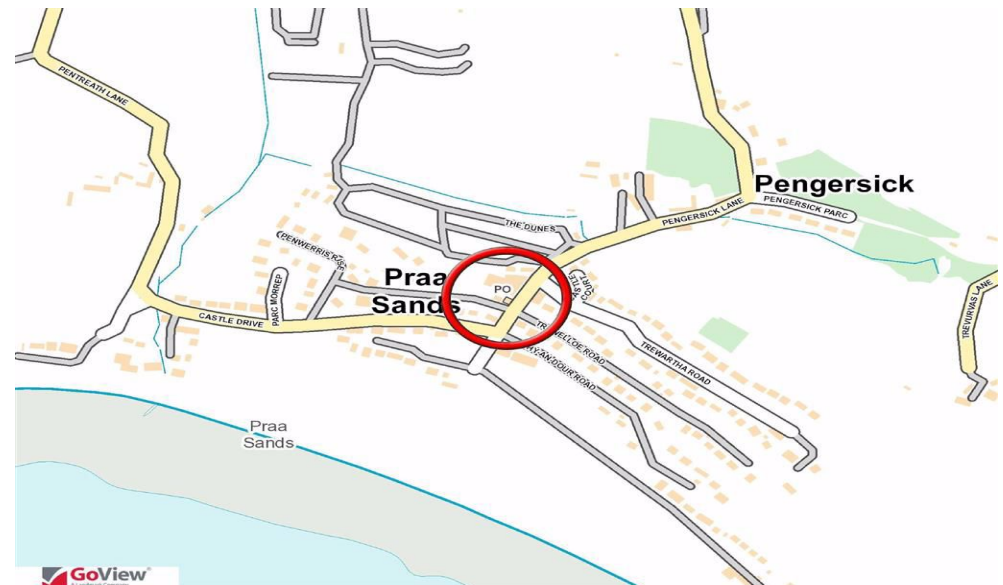
Strictly through Miller Commercial. Please contact either:-

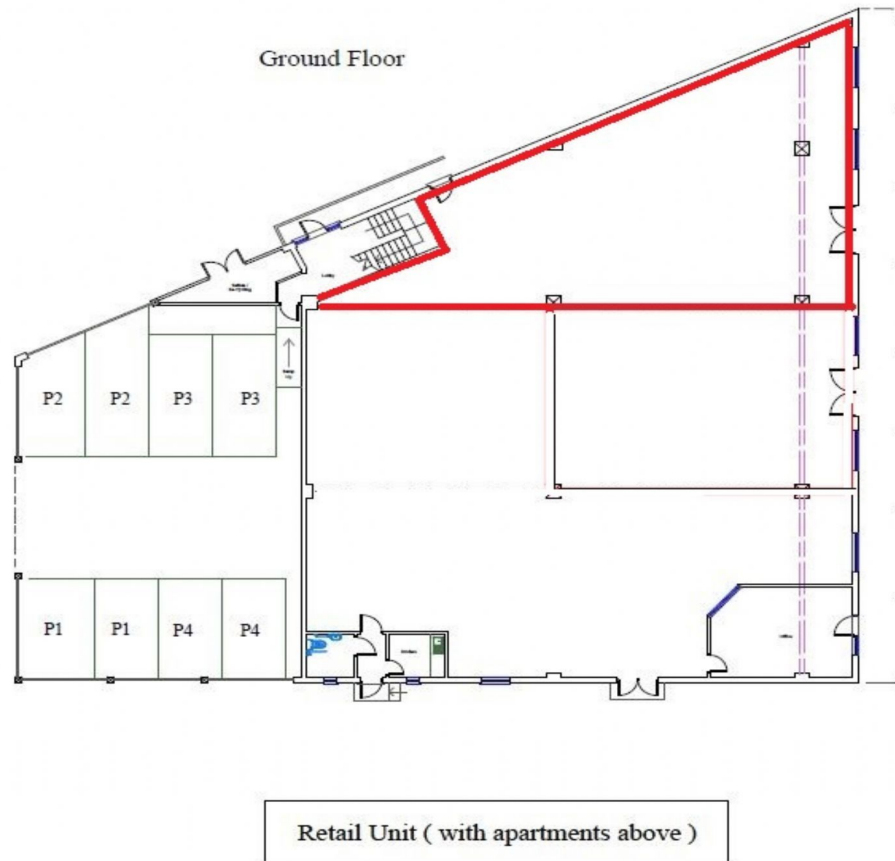
Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk or

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk





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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