



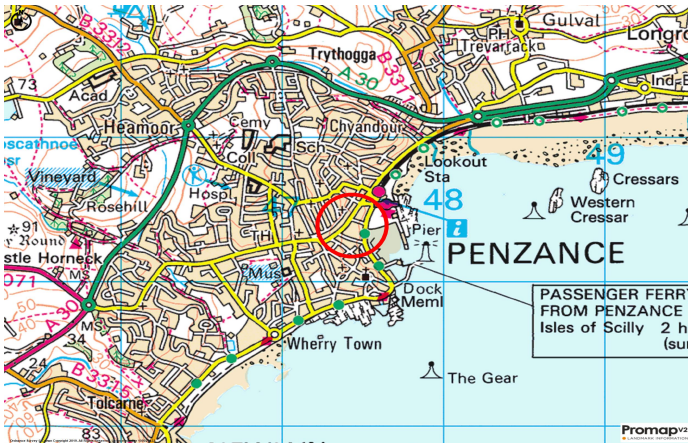
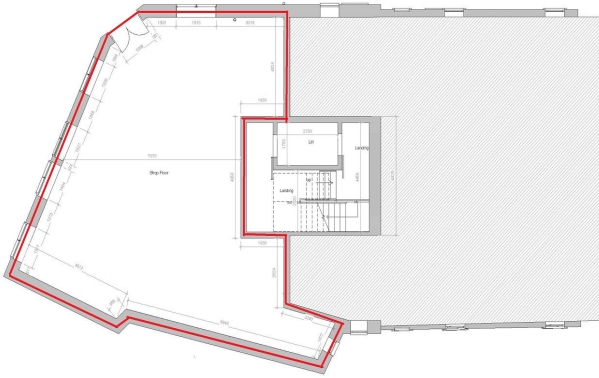
113 MARKET JEW STREET, PENZANCE, TR18 2LB

113 Market Jew St comprises the former Post Office with our client undertaking significant renovation and restoration works. The upper parts are being converted to high end residential accommodation with the ground floor being converted to retail use. Our client, the developer, is looking to work with a new tenant on the specific fit out to ensure the premises are of a high standard.

The are plans available and the total floor space is c.1,321 Sq Ft / 128 Sq M.

- **NEWLY REFURBISHED PREMISES**
- **PENZANCE CENTRAL LOCATION**
- **SUITABLE FOR RETAIL USE**
- **1,321 Sq Ft / 128 Sq M**
- **TO BE FINISHED ACCORDING TO TENANT NEED**
- **EPC TO BE ASSESSED UPON COMPLETION**

£25,000 Per Annum Exclusive / £275,000 Long Leasehold



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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:

Market Jew Street is the principal retail pitch running through the centre of Penzance with the Train Station a short walk away and easy access to a host of interesting shops, cafes and pubs in this historic sea fronting town.

The unit is located at southern end of Market Jew St in a prominent position and conveniently close to the large car park opposite Wharfside Shopping Centre. Nearby occupiers include Saltrock, Specsavers, W H Smith, Co-Op and a number of local occupiers.

PREMISES:

The premises comprise a total of 1,321 Sq Ft / 123 Sq M with the exact finish to be agreed with our client.

The premises would suit a variety of retail uses with the exterior having an attractive and unusual façade. This is a rare opportunity to have a new retail unit, with high ceilings and in a prominent location, fitted out to an exact standard in a prime retail location.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease with terms to be agreed.

The long leasehold is also available at a guide of £275,000.

LEGAL FEES:

Each party to bear their own in regards to this transaction.

VAT:

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

BUSINESS RATES:

The rateable value will be assessed upon completion.

VIEWING:

Strictly by prior appointment through Miller Commercial, an internal inspection is highly recommended.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property will be assessed upon completion.

CONTACT INFORMATION:

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

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