



## Upper Floor, 32 Market Place, Penzance TR18 2JF

**\*\* REDUCED RENT \*\***

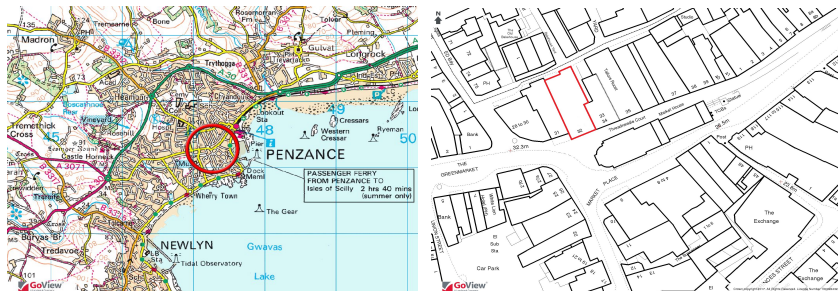
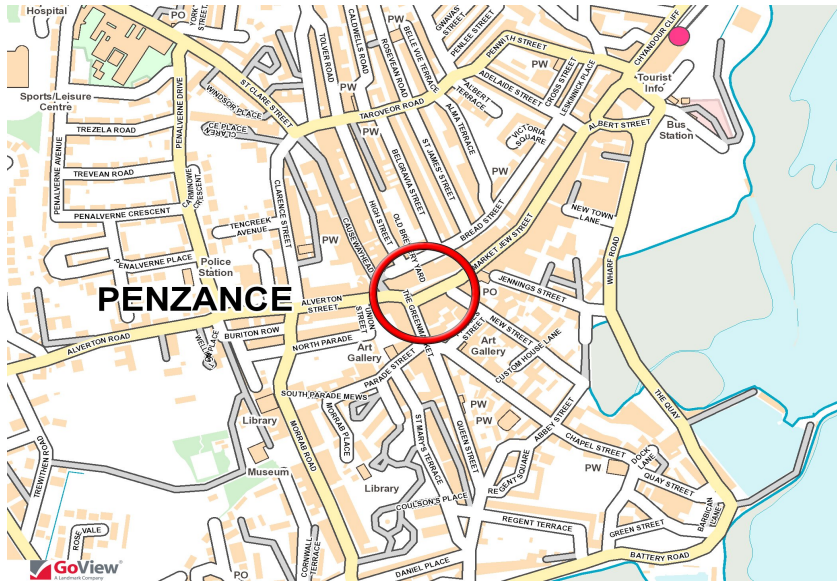
The property comprises a versatile upper floor retail unit, which can be used for a number of uses (STP) such as health and fitness, well being, medical, leisure, office or retail with access onto both Market Place and Bread Street. The property offers a well configured sales area with ancillary storage and welfare totaling 2,100 sq ft (195.1 sq m).

A new proportionally Full Repairing and Insuring lease is available for a term by negotiation.

**£10,000 pa**

- **TO LET \*\*\* NEWLY REDUCED RENT \*\*\***
- **CLASS E RETAIL / BUSINESS UNIT AND POTENTIAL FOR OTHER USES (STP)**
- **2,100 SQ FT (195.1 SQ M)**
- **FIRST AND PART SECOND FLOOR**
- **DUAL ENTRANCES ONTO MARKET PLACE AND BREAD STREET**
- **EPC RATING (C) 71**





**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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 town has good communication connections with a direct link to the A30 which forms the arterial road through Cornwall & Devon, linking with the M5 at Exeter. Penzance benefits from a bus station and a mainline station which provides regular services to London Paddington and other UK destinations. Newquay airport is located approximately 41 miles from the town and Penzance Harbour provides regular ferry & helicopter services to the Isles of Scilly.

The property is situated in Penzance town centre on pedestrianised Market Place within the prime retail pitch for the town. Market Place connects Market Jew Street and the busy Causewayhead retail precinct. Nearby occupiers include; Lloyds Bank, Rymans, Belfred, Cancer Research UK, Santander, Millets, Trespass, Barclays Bank, and Holland and Barrett.

### DESCRIPTION:

The property comprises an upper floor retail unit with dual access onto both Market Place and Bread Street. The property offers a well configured sales area with ancillary storage and welfare totaling 2,100 sq ft (195.1 sq m).

A new proportionally Full Repairing and Insuring lease is available for a term by negotiation.

### USE:

The premises can be used as a retail unit or business unit under class E but also has sui generis use class as a betting shop and can be used for a number of health / leisure / well-being uses, subject to planning

### LEASE TERMS:

A new lease is available on terms to be agreed. Rent will be £10,000 pa in year 1, which will increase to £12,000 in year 2 and for the remainder of the term until the next rent review.

### VAT:

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

### 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 £14,250.



### ENERGY PERFORMANCE CERTIFICATE:

The EPC for this property is C (71) and is valid until September 2026.

### LEGAL COSTS:

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

### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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