



## FORMER POST OFFICE, PENGERSICK LANE, PRAA SANDS, PENZANCE, TR20 9SQ

Attractive detached former post office and stores which was most recently a cafe and now available on the open market. The versatile space would suit a variety of uses, subject to planning, and is an opportunity not to be missed. The premises comprise a total of 92.81 Sq M (999 Sq Ft) gross internal area and enjoys large windows to the front elevation with outside space, and parking spot to the side.

- FORMER POST OFFICE AND STORES
- SUITABLE FOR A VARIETY OF USES - STP
- TOTALLING 92.81 SQ M (999 SQ FT) GIA
- RARELY AVAILABLE
- COASTAL LOCATION
- ENERGY PERFORMANCE ASSEST RATING 'C' (54)

**Guide Price: £175,000 Freehold**



**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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 unit is situated on the main road through the village adjoining the popular Praa Sands Holiday Park. Other units in the area include Sisu Cafe and R&J Supplies. The premises front Pengersick Lane which is one of two principal roads into Praa Sands and provides access to the popular Praa Sands Holiday Park and Beach. In turn this provides access to A394 which connects Helston and Falmouth with Penzance.

#### DESCRIPTION:

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#### VAT:

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

#### LEGAL COSTS:

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

#### 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 £4,350. To find out how much business rates will be payable there is a business rates estimator service via the website.



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (54).

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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