

Penzance – 3/4 Market Jew Street, Cornwall TR18 2HN  
Double Fronted Retail Shop to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT





# Penzance – 3/4 Market Jew Street, Cornwall TR18 2HN

## Double Fronted Retail Shop to Rent



### Property Features:

- Comprises large ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Flexible terms to fit your needs
- Located in the heart of the town centre with occupiers close by including Barclays, Specsavers, O2, Ryman and many more.

### Property Description:

Comprises double fronted ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 170 sq m (1,830 sq ft)

Open plan retail, Office, Kitchen, Store, WC





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### Terms:

Available on a new lease with terms to be agreed by negotiation:

Rent: £384.62 + VAT per week (PCM: £1,666.66 + VAT)

Deposit: £5,000 (3 Months)

### Rateable Value:

Rateable Value - £19,500 p.a.

Rates Payable - £9,800 p.a.

### EPC:

The property benefits from a B Rating. Certificate and further details available on request.



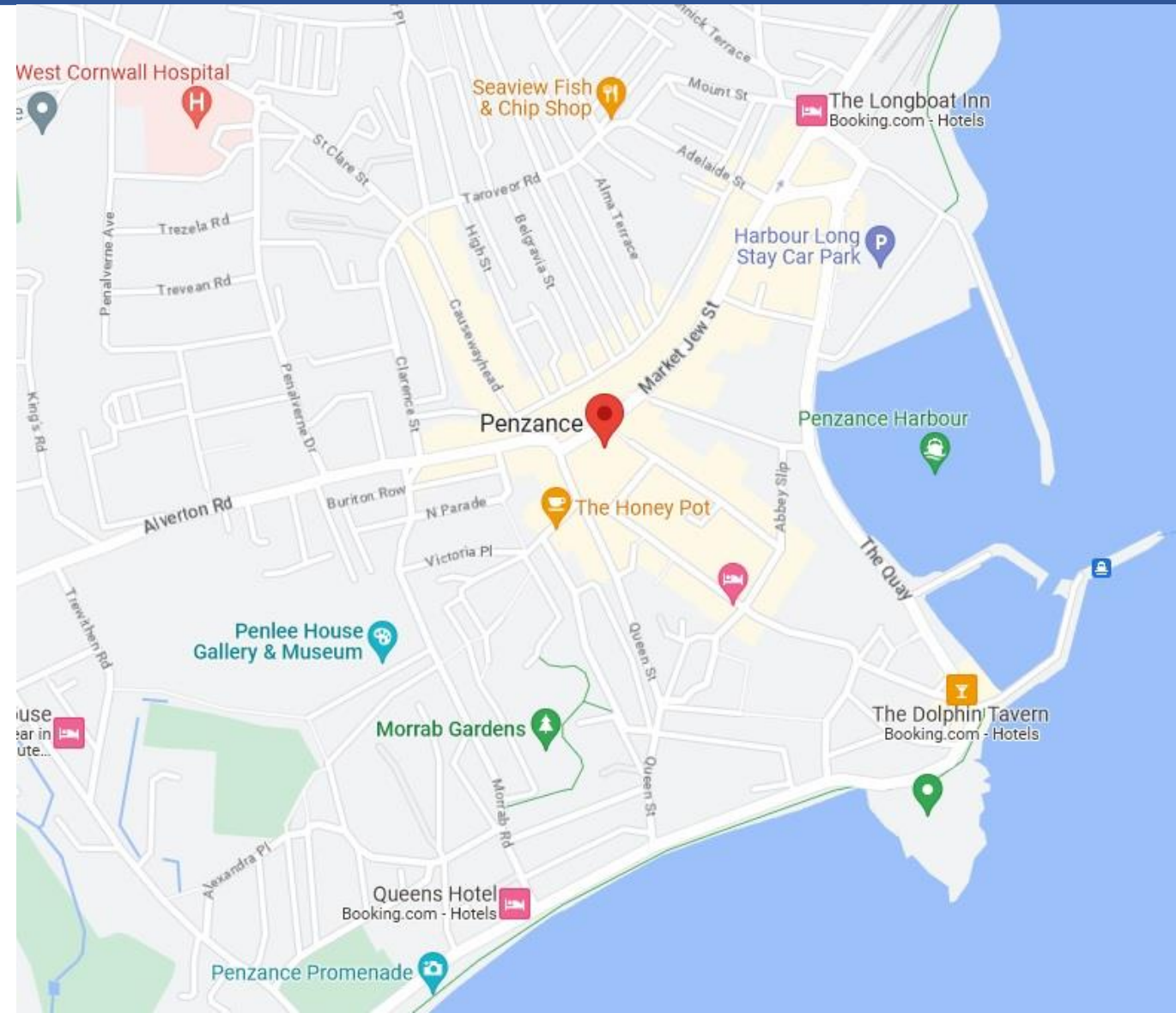
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### Location:

The property is situated in the popular tourist resort of Penzance, on the western side of the principal retailing pitch of Market Jew Street, and 300 metres from Penzance Railway Station. The property is located a short distance from Wharfside Shopping Centre, which includes retailers such as Costa, Iceland and numerous independent retailers. Nearby retailers include Tesco Express, Co-op Convenience Store, Boots the Chemist, Superdrug, WHSmith, Sports Direct, Saltrock, Domino's and JD Wetherspoon.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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