

PRIME SHOP TO LET / MAY SELL

Penzance

94 Market Jew Street



Location

Penzance is the principal town in west Cornwall with an immediate population in excess of 20,000 persons. The town sees strong tourist numbers throughout the year but is exceptionally busy during the summer months. The premises are well located on Market Jew Street immediately between **WH Smith** and **Domino's**. Other notable adjacencies include **Peacocks**, **Superdrug**, **Mountain Warehouse**, **Boots** and **Tesco**.

The property is in close proximity to the town's principal car parking provision and the train station.

Accommodation

The premises are arranged over the ground, basement and first floors and provide the following approximate net internal floor areas:

Ground Floor Sales	4,811	sq ft	446.94	sq m
Ground Floor Ancillary	1,386	sq ft	128.75	sq m
First Floor	5,988	sq ft	556.29	sq m
Basement	5,243	sq ft	487.07	sq m

The premises benefit from a rear service yard.

Rent **£49,500 pax**

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk





Rates

Rateable Value 2017	£87,000
UBR 2020/21	51.2 p/£
Rates Payable	£44,544

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Tenure

The premises are available subject to vacant possession on a new effective full repairing and insuring lease for a term to be agreed.

Alternatively the freehold of the premises may be available. Further details upon request.

EPC

C (59)

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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Or via our joint agents Miller Commercial:

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