

SITUATION

Located in the town's prime retail pitch, adjacent to **Boots Opticians** and **EE**, opposite **Boots the Chemists** and amongst a host of other multiple retailers including **WH Smith**, **Superdrug**, **Peacocks**, **Shoe Zone**, **Tesco Express** and many others as well as being just 200 yards of Penzance Railway Station.

Penzance is the principal town in south-west Cornwall with a busy commercial centre accommodating the Council Offices and Magistrates Court and with easy access to the A30.

PROPERTY

An attractive mid terraced building comprising a **Deep Ground Floor Shop**. In addition, there is **Ancillary Accommodation** on the first and second floors which will require a new access from the rear in line with the Planning Consent granted.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

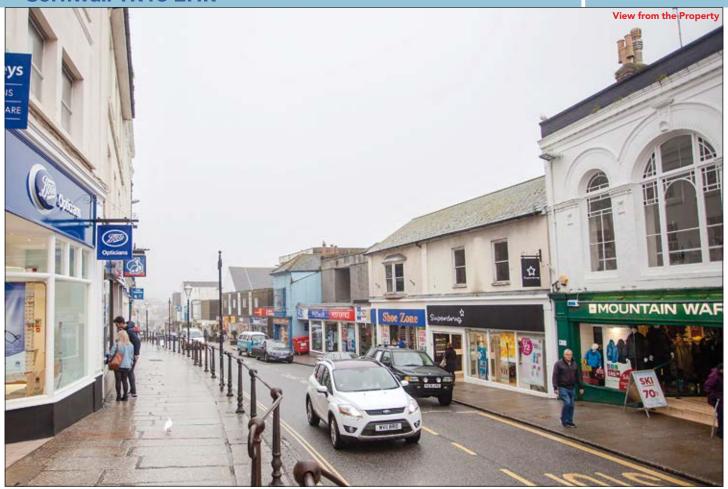
Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width narrowing at rear to Shop Depth Built Depth Sales Area Approx. Store Area Approx.	23'2" 22'3" 13'6" 58'4" 67'10" 995 sq ft 80 sq ft	Scrivens Limited (Opticians) (Having over 175 branches) (T/O for Y/E 25/10/15 £32m, Pre-Tax Profit £2.9m and Shareholders' Funds £3.37m)	5 years from 23rd May 2016	£17,500	FRI
First & Second Floor Ancillary	First Floor Area Approx. Second Floor Area Approx.	380 sq ft 380 sq ft	(Planning Permission was granted on 30th June 2016 for the 'Alteration and conversion of first and second floors to form two single bedroom flats. Minor changes to external appearance at rear first floor – door opening removed and infilled with new window. Window opening removed, wall lowered to floor level and door inserted' ref: PA16/04050 – plans available upon request)			
					f17.500	

TOTAL AREA APPROX. 1,835 SQ FT f17,500
TOTAL plus Vacant Uppers
with Planning

£17,500 p.a. plus Uppers with Planning

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

16 The Terrace, Market Jew Street, Penzance, Cornwall TR18 2HR





VENDOR'S SOLICITORS
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