



## SITUATION

Located where Green Market meets Alverton Street in the heart of the town centre nearby multiples such as **Miller Countrywide**, **HSBC**, **Warrens Bakery**, **NatWest**, **Boots** and others, as well as a host of independent retailers. The property is also close to **St John's Hall** which is home to the Town Council's library, registry office and information service.

Penzance is the principal town in south-west Cornwall with a busy commercial centre enjoying easy access to the A30.

## PROPERTY

Forming part of a Grade II Listed building comprising a **Ground Floor Shop**.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Area Approx 852 sq ft incl. WC

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA.

**VAT is NOT applicable to this Lot**

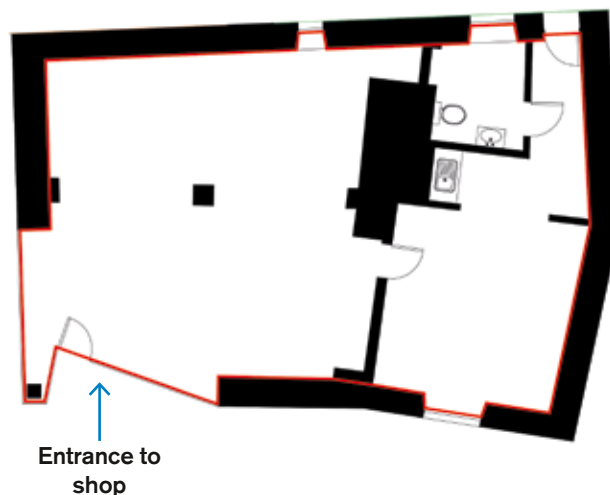
## TENURE

Leasehold for a term of **999 years** from completion at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease to **T. James (t/a PRH Estate Agents)** for a term of 20 years from 10th July 2009 at a current rent of **£16,500 per annum** exclusive.

**Rent Reviews September 2022 (Outstanding) and 3 yearly.**



Plan taken from 999 year lease

**£16,500** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Brecher LLP

Tel: 020 7563 1000 Ref: Lucinder Lymer

Email: llymer@brecher.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



