



TO LET

99 MARKET JEW STREET, PENZANCE, TR18 2LE

GROUND FLOOR – 259.41 m² (2,792 ft²)

NEW LEASE AVAILABLE

LOCATION

Penzance is a Cornish port town made well connected by the A30 and A394. Market Jew Street adjoins Penzance Train Station and is located just a few streets away from Penzance Harbour, which benefits from a large public car park. The Property sits in prime pitch alongside a large mix of multiple, local and specialist occupiers that include Nationwide, Boots, WHSmith, Tesco and Barclays Bank.

ACCOMMODATION

The approximate net internal floor areas and dimensions are :

Internal Width:	7.42 m	24 ft 4
Internal Depth:	36.36 m	119 ft 3
Ground Floor:	259.41 m ²	2,792 ft ²
First Floor:	40.38 m ²	434 ft ²
Basement:	213.21 m ²	2,295 ft ²

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

LEASE

An effective new full repairing and insuring lease is available for a term to be agreed, subject to vacant possession.

RENT

£32,500 per annum, exclusive.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £23,000 (From 1st April 2023)

Interested parties are advised to satisfy themselves that this assessment is correct by referring to:

<https://www.gov.uk/find-business-rates>

PLANNING

The premises benefit from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (91) is available on request

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell

timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT - November 2023

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MOBILE HUB	MARKET JEW STREET	PEACOCKS
VACANT		BRITISH HEART FOUNDATION
BLACK JACKET VINTAGE		ROWE'S Cornish Bakers
SELO Turkish Barbers		VACANT
THE EDGE OF THE WORLD		DOMINOS PIZZA
MARIA CHOCOLATES		POUNDSTRETCHER
VACANT		FONE REVIVE
CORNWALL ANIMAL HOSPITAL		WH SMITH / POST OFFICE
RESTLESS NATIVE		RUMOURS
CIRCA 21		VACANT
RNLI Charity Shop		SUPERDRUG
ORIENTAL CARE		VACANT
NATIONWIDE BANK		BOOTS
BOOTS OPTICIANS		TESCO EXPRESS
BRADLEYS		CORAL
EE - Phone Shop		POUNDLAND
THE TERRACE		CEX Entertainment Exchange
VODAFINE		