



Commercial Premises, 17-18 Market Place Penzance TR18 2JP

This is a wonderful opportunity to acquire a substantial period building in the heart of Penzance, which is the administrative centre for West Cornwall. The building was, for many years a Bank and has more recently been utilised as a Bar & Restaurant. The building is being offered with vacant possession and may be of interest to a wide range of applicants seeking to trade from the premises or alternatively develop the upper parts into a residential apartment as the building benefits from parking to the rear for 3-4 cars with an enclosed courtyard that could be converted back to a Garden if required. The building is available on either a freehold or leasehold basis.

IMMEDIATELY AVAILABLE

TOWN CENTRE LOCATION

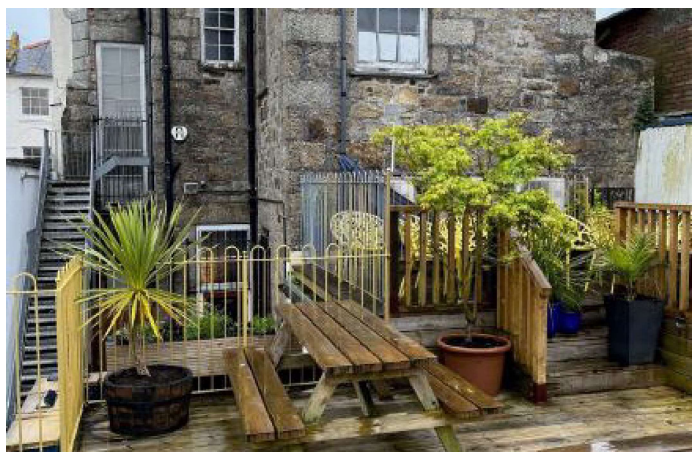
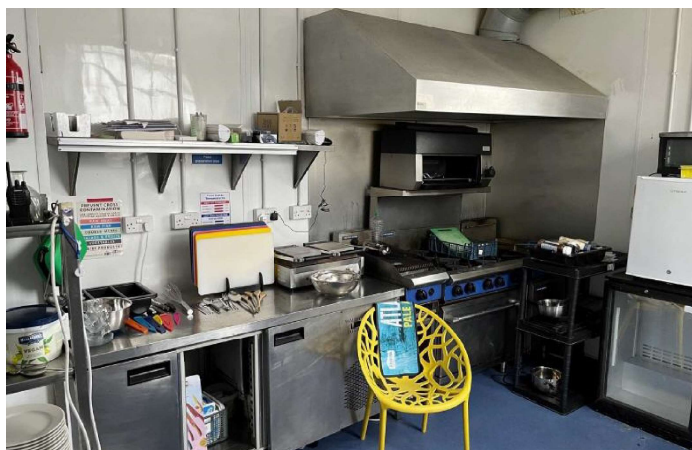
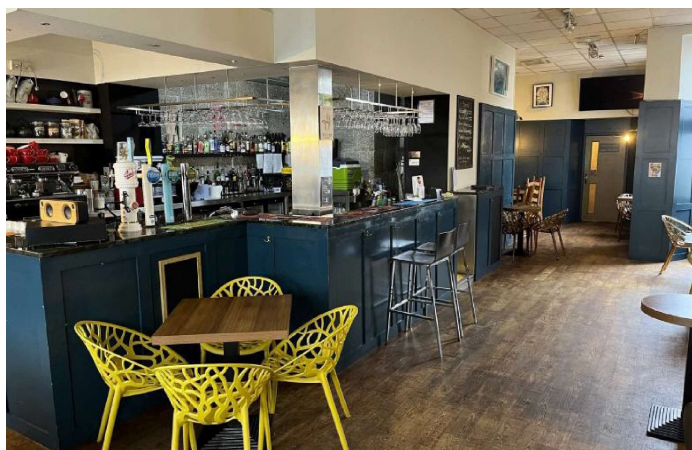
VIEWING ADVISED

POSSIBLE REDEVELOPMENT PROJECT (STPP)

AVAILABLE ON EITHER A FREEHOLD OR
LEASEHOLD BASIS

EPC: E117

Guide price £375,000 Freehold



LOCATION

These impressive commercial premises are situated on Market Place in the heart of the cosmopolitan Harbourside town of Penzance. Penzance has a resident population of circa 20,000, with the town boasting a wide selection of national and niche retailers, schooling for all ages, it is also an extremely popular tourist destination and boasts a great many Hotels and Guest Houses, for visitors who come to enjoy nearby tourist attractions including St Michaels Mount, Lands End and Porthcurno.

Penzance is also the terminus of the Penzance to Paddington rail line and is the home port of the Scillonian Ferry which provides an essential link to the Isles of Scilly.

DESCRIPTION

The property, which prior to being acquired by our clients was one of the town's main banks, has been the subject of extensive renovations and refurbishment prior to reopening as a bar/restaurant several years ago.

THE ACCOMMODATION COMPRISES

All areas and dimensions are approximate)
Entrance lobby with double doors to inner hallway and doorway to:-

MAIN BAR AREA

15.14m x 6.40m. 3 large windows looking onto Market Place, wood flooring, door to rear courtyard, air conditioning/heating units, door to ladies and gents toilets.

BAR/SERVERY

Having a polished stone work top, a range of display shelving, 2 inset hand wash basins, areas of exposed granite, recess housing dumb waiter.

LOWER GROUND FLOOR

STAFF KITCHEN

Comprising base and wall cupboards, integrated oven, 4 ring hob, extractor canopy and tiled splash backs.

LOUNGE

4.63m x 3.55m. With laminate flooring.

ROOM 1

2.63m x 2.41m.

SHOWER ROOM

Comprising a pedestal hand wash basin, closed coupled wc, mixer shower in cubicle.

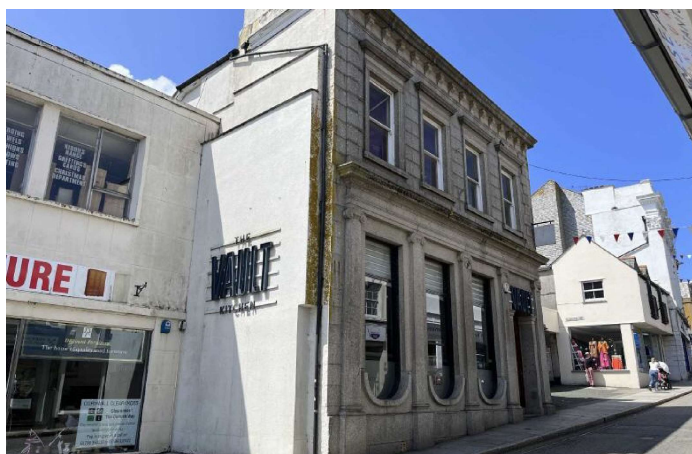
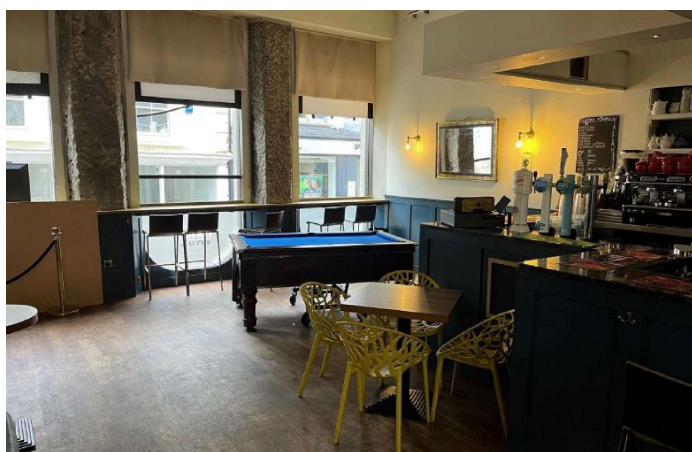
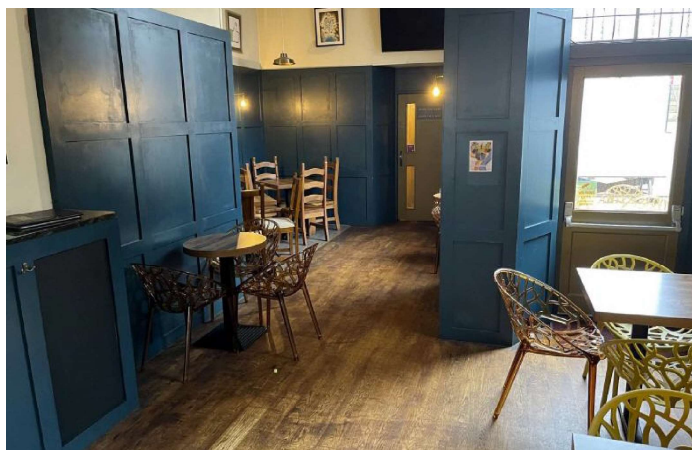
ROOM 2

3.65m x 2.95m. With window to rear.

FIRST FLOOR

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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STORE ROOM

4.73m x 4.04m. 2 windows to the front elevation and free standing shelving.

STORE ROOM 2

4.30m x 4.06m. 2 windows to the front elevation.

STAFF ROOM

With space for lockers and coats etc, door to staff wc with a hand wash basin.

COMMERCIAL KITCHEN

4.6m x 3.5m. Comprising a fitted extractor, 2 windows to side, wipe clean elevations, dumb waiter, sink and drainer and hand wash basin.

OUTSIDE

To the back of the property is an enclosed courtyard garden, to the rear of this area we are advised that when the premises was operational as a bank they had section of this space given over to parking for 3-4 cars.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E117.

INVENTORY

The current tenant owns all of the loose goods and chattels and as such are not included within the sale price.

TENURE

The property is available on a freehold basis at a guide of £375,000 and also on a leasehold basis at a commencing rental of £16,000 per annum on a Full repairing and insuring basis with all other terms to be agreed.

N.B. In the event of a leasehold transaction, the incoming tenant will be liable for the landlords legal costs in addition to their own,

PREMISES LICENCE

Whilst the property has until recently traded as a Licensed bar/restaurant we are unable to confirm at this time whether the property still benefits from a Premises Licence, accordingly interested parties must make their own enquiries in this respect.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk