



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. 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** with internal access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD – Vacant possession available (see Special Conditions of Sale)

Note: The previous rent was £33,350 p.a.

Shop & Upper Part

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

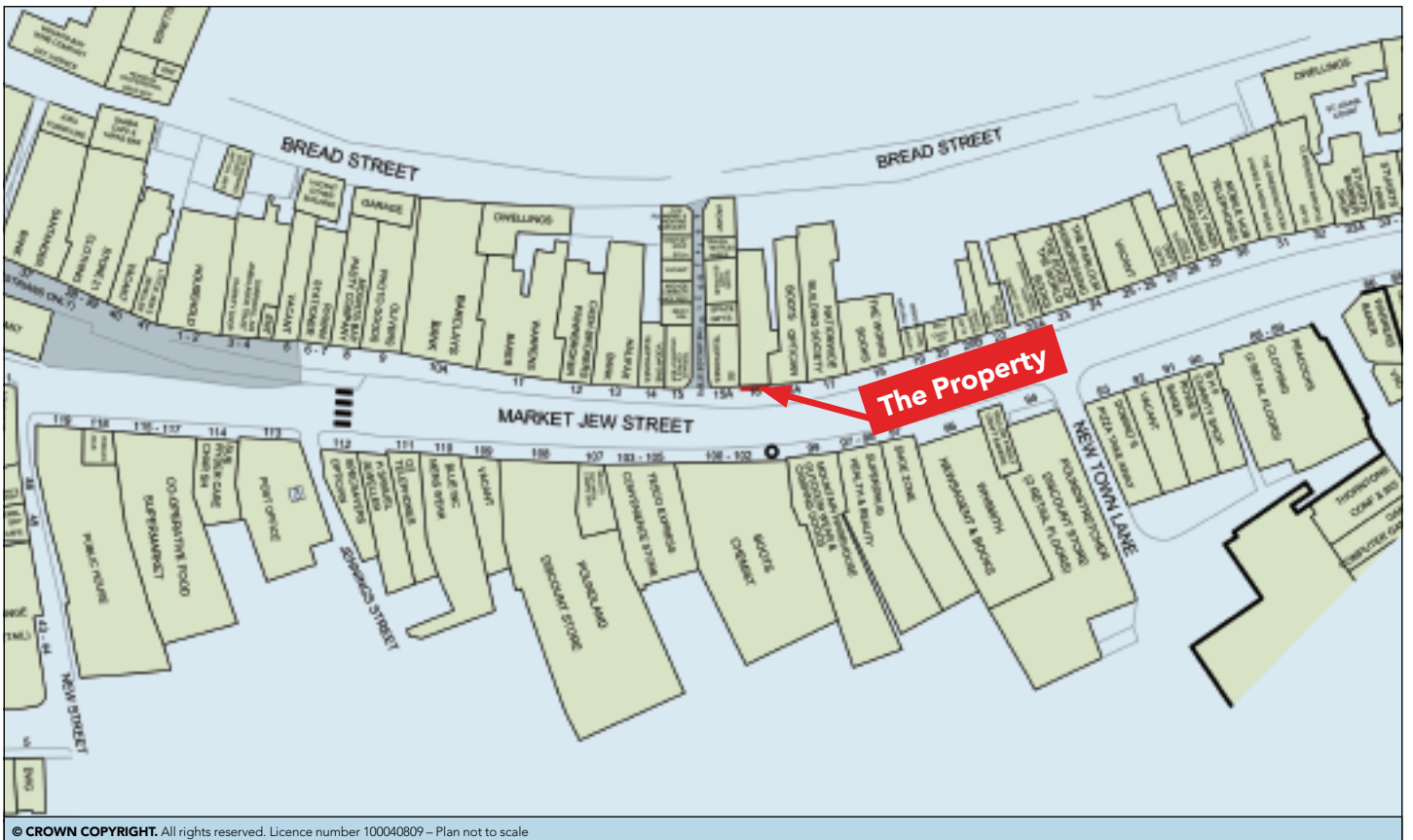
ACCOMMODATION

Ground Floor Shop	
Gross Frontage	23'2"
Internal Width	22'3"
narrowing at rear to	13'6"
Shop Depth	58'4"
Built Depth	67'10"
Sales Area	Approx 995 sq ft
Store Area	Approx 80 sq ft
First Floor Ancillary	
Area	Approx 380 sq ft
Second Floor Ancillary	
Area	Approx 380 sq ft
Total Area	Approx 1,835 sq ft





View from the Property



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VENDOR'S SOLICITORS
Janet Auckland Solicitors - Tel: 01392 210 152
Ref: Ms Janet Auckland - Email: ja@janetaucklandsolicitor.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts