



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 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	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. 380 sq ft Second Floor Area Approx. 380 sq ft	VACANT (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)			

**TOTAL AREA
APPROX. 1,835 SQ FT**

TOTAL £17,500 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**

* Refer to Point 9 in the 'Notice to all Bidders' page

