



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors Specialising in all aspects of commercial property

FOR SALE / INVESTMENT

26 Causewayhead, Penzance, TR18 2SP

- **For Sale - £66,000 Freehold**
- Producing an income of £6,000 p.a. until 19th October 2024
- Retail Area: 35.30 sq. m (379.97 sq. ft) plus maisonette above let on 999 year lease (not available to occupy under any circumstances)
- Situated in popular pedestrianized street opposite Penzance Home Hardware
- Located in prominent trading position close to car parks and other amenities
- New Fully Repairing and Insuring Lease

Viewing by prior appointment with:

Tim Smart

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t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Penzance lies at the western end of the Cornish peninsula facing onto Mounts Bay on the south coast of Cornwall. The town is the principal retail area in the district previously known as Penwith and is a relatively busy commercial centre accommodating the Council offices and Magistrates. Penzance has good communication links with a direct link to the A30 which forms the arterial road into and out of the County, linking with the M5 at Exeter. The town also has an Intercity railway station providing a regular service to Paddington London.

The property is situated in Causewayhead which has attracted a mixture of regional and local traders interspersed with national outlets with nearby occupiers including HSBC Bank, Scope Charity Shop, Rowes Bakery and Subway.

Description

(All areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated).

Area	Sq. m	Sq. Ft
Ground Floor	35.30	379.97

Tenure

£66,000 for the freehold interest. The upstairs flat is let on a 999 year Lease and NOT available for occupancy at any time in the future .

Rateable Value

The rateable value is £6,000 p.a. Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro TR1 1EB. Tel: 01872 224397. E – mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk

Services

We understand that mains water, electricity and drainage are connected to the property. However we have not tested these connections and advise that all interested parties make their own enquiries of the necessary statutory authority.

Planning

Interested parties are advised to make their own enquiries to West 1, Planning and Regeneration, Cornwall Council, St Clare, Penzance TR18 3QW. Tel: 0300 1234 151. E-mail: planning.west1@cornwall.gov.uk

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Energy Performance Certificate (EPC)

The property is rated C70

Legal Costs

The ingoing tenant is responsible for the Lessee's legal fees and professional fees even if the transaction is aborted.

Estate Agents Act 1979

Under Section 21(1) of the 1979 Estate Agents Act Smart Commercial Properties declare that one or more individuals of the company have a connected interest in the property.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of SCP and accordingly we recommend obtaining advice from a specialist source.



Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



Tenancy Schedule

Tenant	Description	Commencement Date	Term	Current Rent	Rent Review Date	Comments
Susan Allanson and Claire Whitton t/a Medusa Piercing	26a Causewayhead, Penzance, TR18 2SP	04/10/2019	5 years Expiring 19/10/2024	£6,000 p.a.	20th October 2022	Landlord insures . Tenant reimburses. Tenant responsible for 50% of internal and external repairs.
Mrs J Rose	Maisonette	26/10/1981	999 years expiring 25 October	Ground Rent £3 p.a.	None	Tenant responsible for 50% of internal and external repairs.



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