



TO LET - 13-14 Market Place, Penzance TR18 2JB

FIRST FLOOR REAR OFFICES

- **£6,000** per annum
- 2 Office rooms, Kitchen and WC
- 717 sq. ft NIA (66 sq. m)



SECOND FLOOR OFFICES

- **£12,500** per annum
- Six Office Suites, Kitchen, 2 WCs
- 1674 sq. ft NIA (155 sq. m)



Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Penzance is West Cornwall's principal shopping town, with a permanent population of approximately 21,000. The town has good transport links via the A30 and A394 Trunk Roads and regular rail services to London. Half a mile from Penzance Railway Station, 1 mile from the A30 and 42 miles from Newquay Airport

Description

Grade II Listed building with feature atrium on Second Floor.

First Floor Rear Suite: Two office rooms, kitchen and w/c.

Second Floor Suite: Atrium room and 6 offices, 2 of which are open plan, 1 store room which could be office space, two kitchenette and two WC's.

Available separately, but can be let all together if available

Tenure

New FRI leases. Rent reviews every 3rd year of the term. A 3 month rent deposit, first quarter rent payment in advance is required with written references.

Energy Performance Certificate

13-14 Market Place has an EPC rating of C.

Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Service Charge

Service Charge year 1st July 2023 to 30th June 2024.

First Floor Rear Offices (1,184 sq. ft 110 sq. m Gross Internal Area) Service Charge: £3,273.88 per annum

Second Floor Offices (1,991 sq. ft 185 sq. m Gross Internal Area) Service Charge: £5,506.45 per annum

Insurance Rent

Insurance year 7th February 2024 to 6th February 2025

First Floor Rear Offices (1,184 sq. ft 110 sq. m Gross Internal Area) Insurance Rent: £558.06 per annum

Second Floor Offices (1,991 sq. ft 185 sq. m Gross Internal Area) Insurance Rent: £938.61 per annum

Service Charge and Insurance Rent

Smart Commercial Property have been provided these figures by the landlord and accepts no responsibility for the accuracy of any information provided by the landlord. Smart Commercial Property do not administer the annual Service Charge or Insurance Rent and are NOT the Managing Agents for the property. The measurement of the service charge apportionment will not be based on the Net Internal Area figures stated on these particulars.

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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
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Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

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 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is £6,400 p.a. as of 2023 for the First Floor Rear Offices.

The rateable value is £6,900 p.a. as of 2023 for the Second Floor Offices. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: revenues@cornwall.gov.uk

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First Floor Rear Photos



Main Office



Rear Office



Kitchen



WC

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Second Floor Photos



Main Office Atrium Room



Office Suite



Office Suite



Office Suite / Store

Cornwall Office:

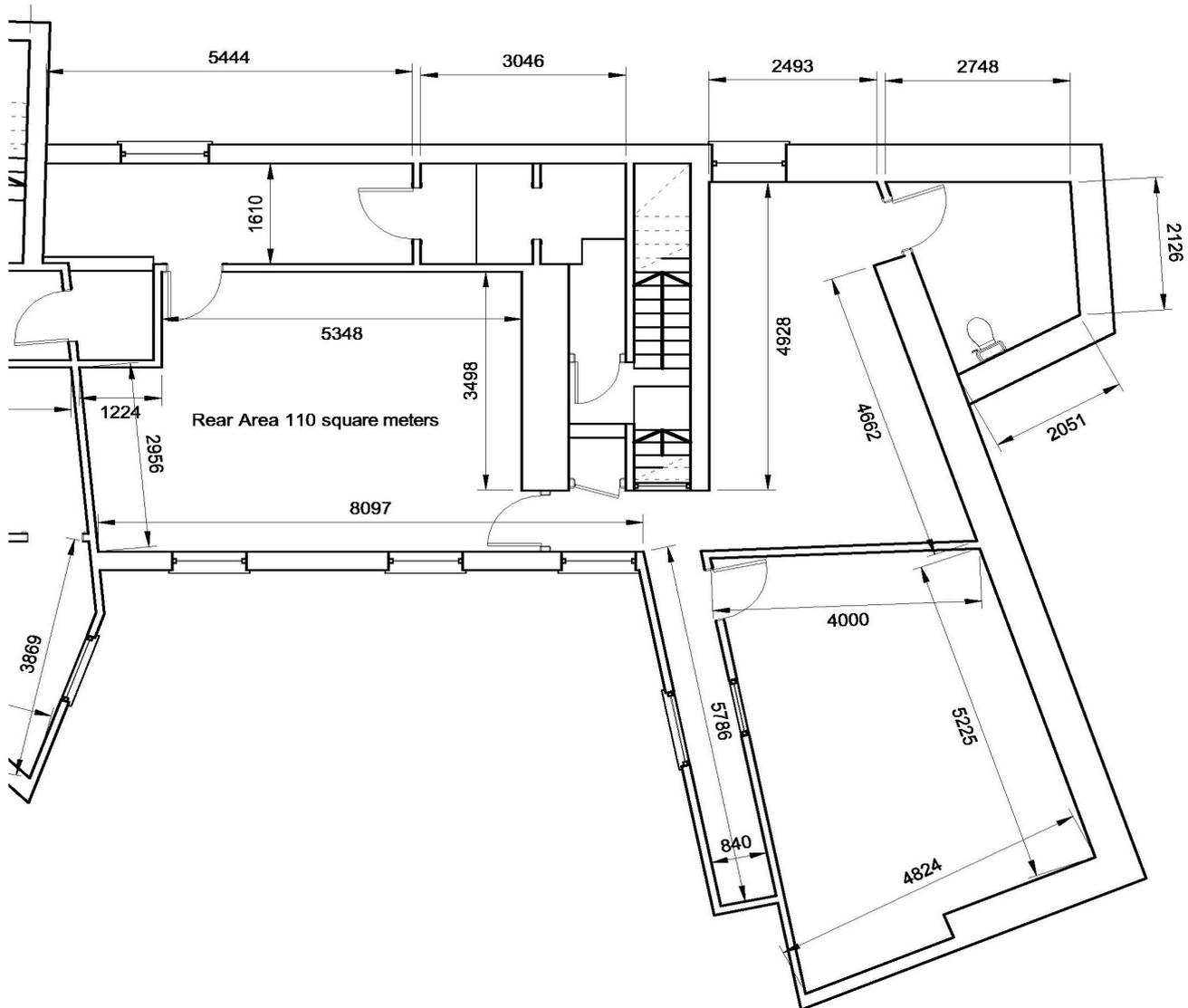
Trenoweth, Troubridge Road,
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Plan of First Floor Rear Offices



First Floor

Scale 1:100

Cornwall Office:

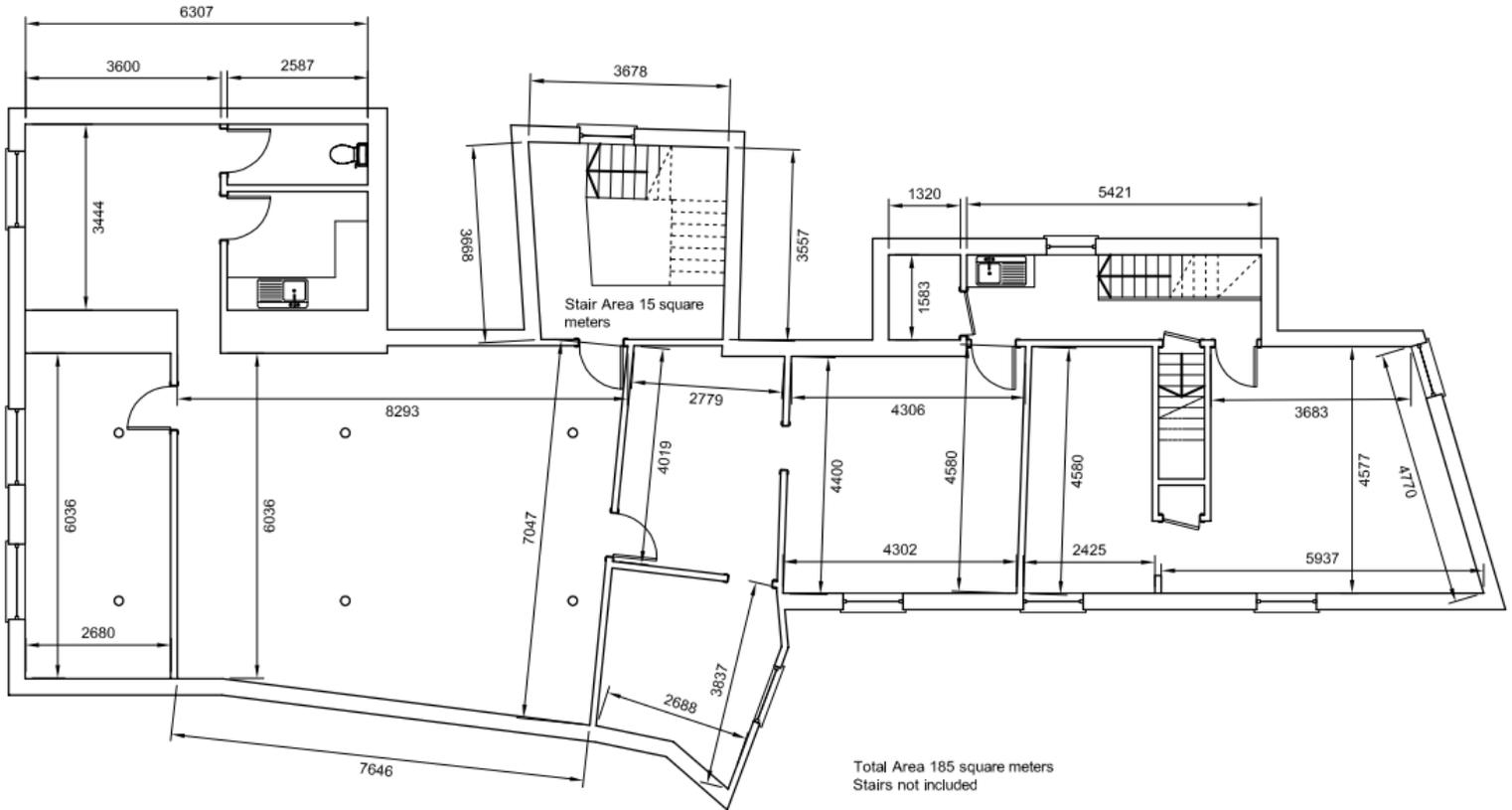
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Plan of Second Floor Offices



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Schedule of Accommodation

All measurements are approximate Net Internal Areas. All measurements have been provided by a third party, instructed by the landlord, who undertook a measured survey of the property. Smart Commercial Property take no responsibility for their accuracy.

First Floor Rear Offices	NIA	NIA
Accommodation	Sq. M	Sq. ft
Main Office	26.1816	281.82
Rear Office	26.5	285.25
Kitchen	13.9683	150.35
Total	66.65	717.42

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Second Floor		NIA	NIA
Accommodation	Sq. M	Sq. ft	
Atrium Room	53.885	580.02	
Front Office 1	16.2	174.38	
Front Office 2	12.384	133.30	
Kitchenette	4.37	47.04	
Rear Office 1	10.26	110.44	
Rear Office 2	11.2	120.56	
Rear Office 3	19.135	205.97	
Rear Office 4	17.02	183.20	
Rear Office 5	11.04	118.83	
Total	155.49	1673.74	

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Goad Plan



Penzance



50 metres

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Experian Goad Plan Created: 13/04/2022

Created By: Smart Commercial Property Ltd

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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Map of Cornwall and Devon



Red arrow marking Penzance

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