



Description

An interesting opportunity to acquire a sizeable freehold town centre premises, currently arranged as a self-contained ground and basement level retail unit, currently let to long established tenants until 2027 and generating an income of £8,000 per annum, along with a vacant upper floors three bedroom maisonette for refurbishment, with useful attic rooms and a small garden area. The property is situated in a prominent trading position in close proximity of the seafront, Promenade and mainline railway station in the heart of Penzance town centre, with the potential for subdivision of the maisonette to create two one bedroom flats, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Market Jew Street forms the main retail area of Penzance town centre and is set in proximity of the seafront, Promenade, car parks and the mainline railway station. This thriving seaside town offers a wide variety of shopping, educational and leisure facilities catering for all age groups, a heliport and ferry crossing to the Isles of Scilly, along with excellent access to the A30.

75 Market Jew Street

Ground floor retail area with basement storage accessed from the main retail area, giving a total combined area of circa 61.2 square metres and having a VOA rating of £6,500.

75a Market Jew Street – Ground Floor

Communal entrance hall with doors to the rear alleyway, the neighbouring property and 75a.

First Floor

Landing with stairs leading to the second floor, kitchen, sitting room and bedroom three. Second Floor Landing with stairs leading to the loft rooms, two bedrooms, bathroom and separate WC Loft Rooms Main loft room with velux window, second loft room.

Outside

The shared rear alleyway gives access to a small garden area a short distance from the property.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

75 E. 75A G

VOA/Council Tax Band

75 VOA Rating £6,500. 75A B

