

# RETAIL UNIT TO LET

## PENZANCE

UNIT 11 WHARFSIDE CENTRE  
WHARF ROAD  
PENZANCE  
CORNWALL TR18 2GB

**SBC**  
PROPERTY

01872 277397



## PENZANCE RETAIL UNIT TO LET

SITUATED IN PENZANCE'S PREMIER SHOPPING CENTRE. GROUND FLOOR SALES 1,421 SQ FT. READY FOR TENANT OCCUPATION  
PEDESTRIANISED THOROUGHFARE FROM SHOPPERS' CAR PARK  
INCENTIVE PACKAGES AVAILABLE ON NEW LEASE

RENT £20,000 + VAT PER ANNUM (£1,666.67 PCM)



# UNIT 11 WHARFSIDE CENTRE, PENZANCE TR18 2GB

## LOCATION

The Wharfside Centre is a prime positioned commercial and retail centre, linking Market Jew Street the historic prime retail street, with Wharf Road and Wharf Road Car Park (800 spaces), the main town centre car park

Occupiers within the scheme include Card Factory, Warrens Bakery, Costa, Iceland and a number of independent traders and service providers. The town has a resident population of circa 20,000 with a catchment of 180,000 persons within a 30 minute drive (StorePointGeo).

In addition to the adjacent 61 bed Premier Inn and 50 luxury flats, the Wharfside Centre contains 22 flats, with a further 45 units expected in the near future, giving a total of 117 one and two bedroom flats and 61 hotel beds located in the immediate vicinity.

## DESCRIPTION

The Wharfside Centre is the focus of the Penzance's town centre acting as a link between the high street, car parking and the various travel nodes, with lift and escalator between Wharf Road and Market Jew Street. The Wharfside Shopping Centre sees footfall of over 1.4m per year (2022) peaking in the tourist season, with over 175,000 people using the Centre in the month of August (2022). The Wharfside Shopping Centre is also growing its off season demand, with footfall of nearly 100,000 people in January 2023, over 10% higher than the previous year.

Commercial accommodation is arranged with frontages onto Market Jew Street, Wharf Road and into the mall, which provides the main thoroughfare between Penzance and its transport links. Unit 11 is presented ready for tenant fit out.

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property. SBC Property is the trading name of Scott BurrIDGE Commercial LLP



Unit 11 comprises a shell unit in a busy position on the ground floor entrance to the shopping mall. The premises comprise a lock up retail unit suitable for a variety of businesses.

## ACCOMMODATION

Areas are approximate

Ground Floor

132 sq m

(1,421 sq ft)

## LEASE TERMS

The property is offered by way of a new 5/10 year lease at a commencing rent of **£20,000 + VAT per annum (£1,66.67 per month)** on a full repairing basis by way of service charge. Full details of the existing service charge and management charges can be provided to any interested occupier.

## BUSINESS RATES

Rateable Value

£15,750 (2023 List)

Discounted rates payable potentially available subject to status, please check with Cornwall Council

## GRANTS AND FINANCIAL SUPPORT

<https://penzancetownfund.co.uk/projects/enterprise-grants-pz/>

<https://ciosgoodgrowth.com/funding-opportunity/town-rural-and-coastal-retail-development-and-aligned-skills-programme/>

## EPC

D Rating—Expiry July 2024 9673-3006-0343-0200-9721

