



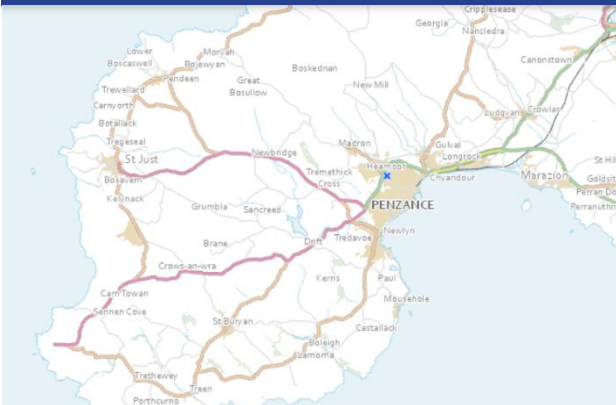
**CORNWALL  
COUNCIL**  
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# TO LET

## St Clare Cemetery Lodge, Penzance

Rent: to be negotiated



St Clare Cemetery is situated on the charming outskirts of Penzance, the bustling tourist and commercial hub of West Cornwall. This coastal gem, rich in history, seamlessly blends the allure of the past with the conveniences of modern life for both residents and visitors. The town is well-connected by the A30 trunk road, which effortlessly guides you into the vibrant town centre and past the serene cemetery site.

Penzance Population: **20,700**

The Office for National Statistics carries out a population census. For more information, please see our dedicated Census 2021 page: <https://www.cornwall.gov.uk/the-council-and-democracy/data-and-intelligence/census-2021/>



## Contact us

### Property description

The Lodge is a two storey detached building, constructed in the early 1800's from a mix of block and brick under a pitched tiled roof, with wooden framed doors and windows and UPVC water goods.

#### Utilities:

The property is connected to Electric, Water and drainage supplies.

#### Toilets:

There are existing facilities on the site.

#### Parking:

Limited onsite parking available in a shared carpark with other users of the adjacent buildings as well as visitors to the cemetery situated to the rear of the lodge.

#### Lease Terms:

The property is available by way of a new full repairing and insuring lease, terms to be agreed subject to a maintenance rent towards the cost of repairs to the car park and access road. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

The buildings require extensive repair and redecoration. The extent of which will be discussed with interested parties. A rent-free period will be offered in lieu of the anticipated works.

#### Use:

Any use will be considered that is complimentary to the site, subject to Landlords approval and obtaining any required planning permission for the change of use.

#### Viewings:

Please contact Tracey Rilett to arrange a viewing

#### EPC:

Out of scope

The tenant will be required to bring the property up to the required standard as part of the agreed works.

#### Business Rates:

Interested parties are advised to make their own enquiries from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). We recommend you make these enquiries as you may be eligible for Business Rates Relief.



#### Legal Costs:

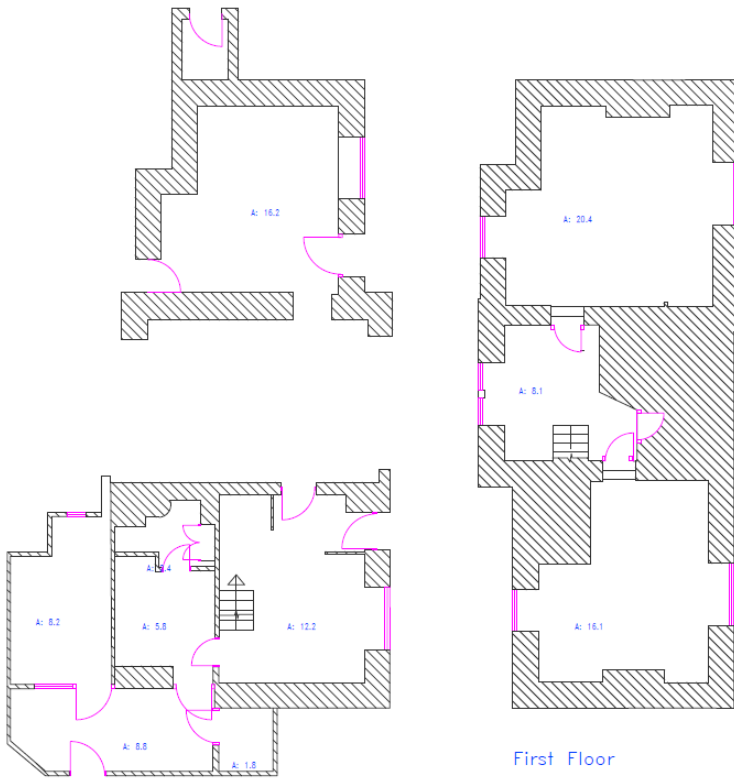
The ingoing tenant will be responsible for a contribution towards the Landlords legal fees.

#### Contact:

[tracey.rilett@cornwall.gov.uk](mailto:tracey.rilett@cornwall.gov.uk)

01872 322222

Floor plan



Ground Floor

First Floor  
13892-01



