



**To Let**

**£4,000 per annum**

Former Eurocar, Station Road, Penzance,  
Cornwall, TR18 2NF

99 Sq Ft  
(9.2 Sq M)



## Summary

- Prominently located in Penzance town centre
- Easy access to Public transport
- Situated next to harbour car park
- Lock up unit
- Close to the main car park of Penzance and Train station
- Available immediately

### Location:

Penzance boasts easy access onto the road network via the main A30 trunk road that runs adjacent to the town and connects at Exeter to the M5. Alternatively the National rail network via the station located at the bottom of Market Jew Street runs directly through to London Paddington on a daily basis. Penzance is well

known as the retail and administrative capital for the most western part of Cornwall.

### Description:

This property is situated at the seafront of Penzance Harbour neighbouring the train station and bus station.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	9.2	99

### Maintenance charge:

A maintenance contribution of £900 per annum is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

### 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 enquiries.

### EPC / MEES:

C (63)

### Business rates:

The business rates are yet to be assessed.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

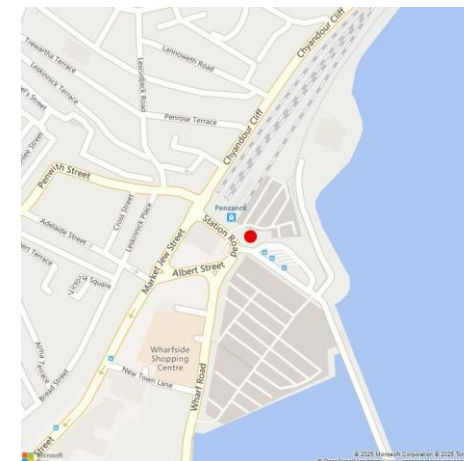
All figures quoted are exclusive of VAT if applicable.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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