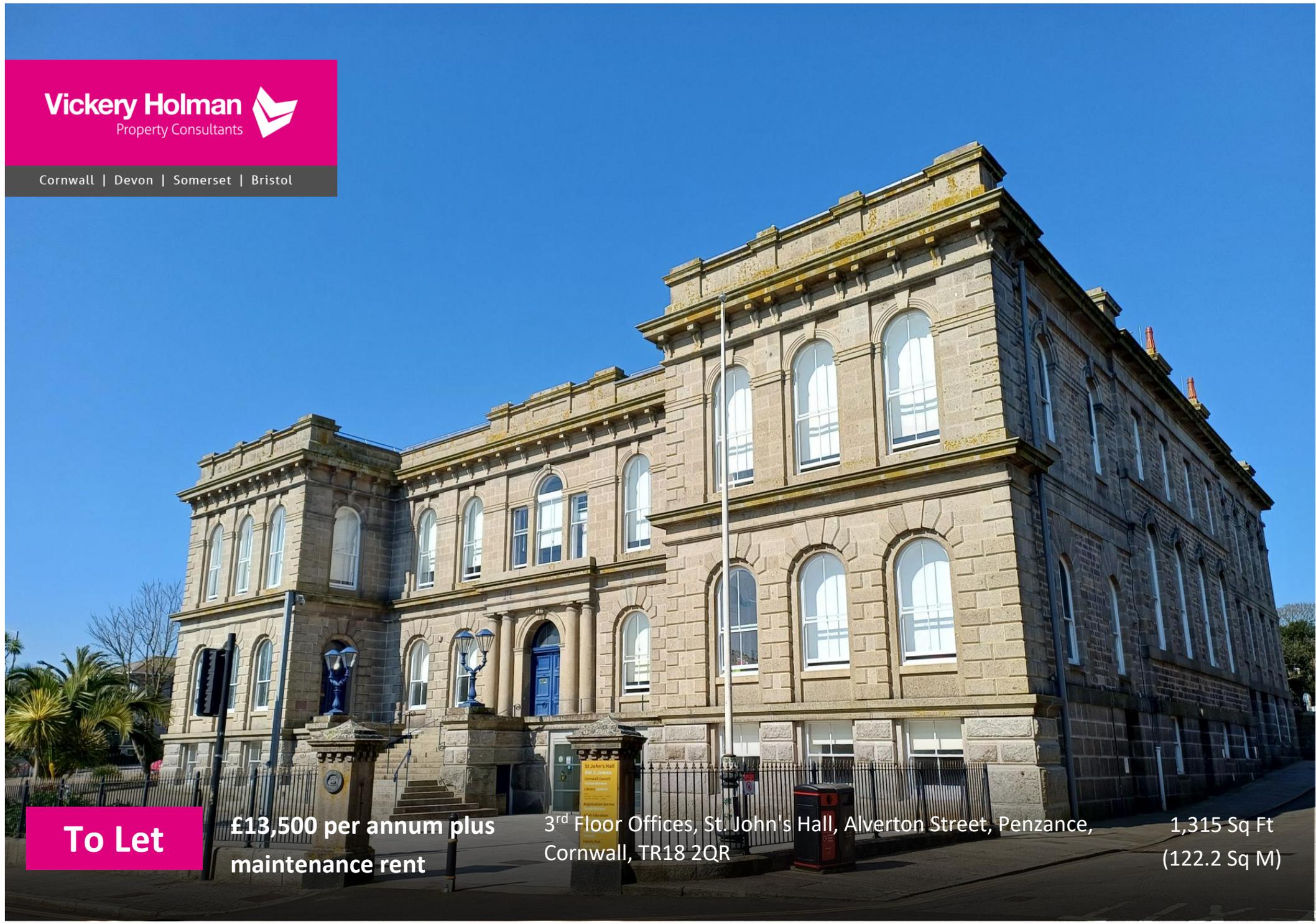


To Let

**£13,500 per annum plus
maintenance rent**

**3rd Floor Offices, St. John's Hall, Alverton Street, Penzance,
Cornwall, TR18 2QR**

**1,315 Sq Ft
(122.2 Sq M)**



Summary

- Central town location
- Available immediately
- Good accessibility with nearby public transport links
- Public carpark next to the property
- Well-known local events venue hosting concerts, theatre productions, exhibitions and public meetings

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:

The third floor of St John's Hall offers a range of flexible rooms that could suit a variety of uses, including offices, studios, meeting space or community activities. Located on the upper level of this well-known landmark civic building, the accommodation provides a quieter setting while still being within the heart of the town.

The accommodation is comprised of well-proportioned rooms arranged off a central corridor, offering flexibility for a range of occupiers. The space retains elements of the building's historic character while providing practical, functional accommodation suitable

for modern use. The accommodation could be split into two smaller units through negotiations.

Shared WC facilities are available within the building, and occupiers will benefit from access to the main entrance and circulation areas at ground floor level. This space also benefits from disabled access including two lifts.

The building occupies a prominent position in central Penzance, within easy reach of shops, cafés, public transport and the seafront, making it a convenient and attractive base for a range of occupiers.

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	122.2	1,315

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.

Maintenance Rent:

A maintenance rent will be charged in addition to the base property rental.

EPC / MEES:

To be confirmed.

Business rates:

The business rates for this property are inclusive in the quoted annual figure.

Legal fees:

The tenant is responsible for their own legal fees in relation to any transaction and is required to contribute £350 towards the landlord's professional fees.

Terms:

New lease terms to be agreed. Base rental £13,500 per annum plus maintenance rent of £16,500 per annum, which will include business rates and all other costs of occupation.

Core operational hours are Monday to Friday, 7am to 7pm. Operating outside these hours may be possible through discussion.

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

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP