



To Let

£25,000 per annum

10 Causewayhead, Penzance, Cornwall, TR18 2SN

127.65 Sq M
(1,374 Sq Ft)

Summary

- Ground floor unit
- Configured for food use
- Could suit other retail
- Popular pedestrianised town centre location
- Available immediately

Location:

Causewayhead is a well-established street in Penzance, offering a range of local shops and everyday amenities. It is conveniently located within the town centre. The street is made up largely of period buildings and benefits from good levels of foot traffic.

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:

A ground floor commercial unit positioned on Causewayhead, one of Penzance's main pedestrian streets.

The property is currently set up as a café, with a main seating area to the front and space to the rear for

preparation, service and storage. It has a layout that would suit a similar style of business, although it could also be adapted for other retail or commercial uses, subject to any required consents.

The surrounding area is made up of a mix of independent shops, cafés and other local businesses, providing a well-established trading environment.

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	127.65	1,374

There is a separate store building to the rear used for dry storage in association with the main unit 7.77 sq m (89 sq ft).

Service charge:

The Tenant will pay the Landlord's cost of reinstatement insurance.

Services:

We understand that mains electricity, gas, 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(52)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £26,000, therefore making the

approximate Rates Payable £12,974 per annum from April 2026 onwards.

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

Terms:

The property is available by way of a new proportional full repairing and insuring lease. Length of term to be agreed.

Legal fees:

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

VAT:

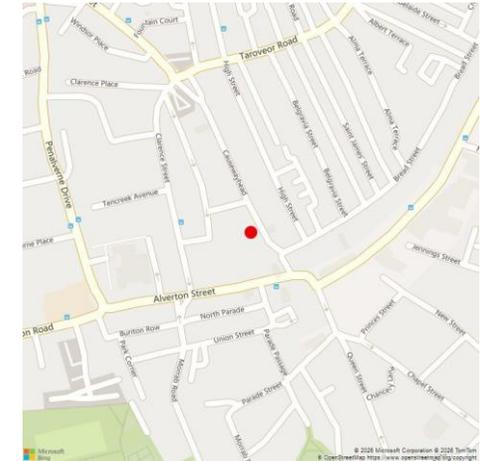
All figures quoted are exclusive of VAT if applicable.

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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