

**To Let/
For Sale**

£85,000 per annum
Guide price £1m

Former Furniture Outlet Barn, Branwell Lane,
Eastern Green, Penzance TR18 3DH

805 sq m (8,668 sq ft) on
1.01 acre site



Summary

- Rare freehold opportunity
- Building with 805 sq m (8,668 sq ft)
- Approx. 0.47 ha (1.01 acre) site provides extensive parking
- Potentially suit a wide variety of uses
- Former nightclub more recently used as retail furniture warehouse
- Short distance from foodstores, builder's merchant and other retail/commercial occupiers at the eastern gateway to Penzance
- Outline Planning Permission for residential – Application reference PA24/05444
- Guide price £1m

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 can be reached via the station located at the bottom of Market Jew Street which 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.

Site:

The property (outlined in red) comprises a large commercial building, which extends to 8,668 sq ft (805 sq m). This was last used as a retail furniture warehouse with extensive customer parking area.

View the site here:

<https://youtu.be/qku-90gMXDk>



Services:

We are advised that mains water, electricity and drainage are all available in the vicinity however interested parties must make their own enquiries.

EPC / MEES:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £54,500 therefore making the approximate Rates Payable £23,435 for the year 2026/27.

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

Outline Planning Permission:

As an alternative to further commercial use an Outline Planning Permission (OPP) with some matters reserved (appearance, landscaping and scale) for 17 dwellings was granted on 11th April 2025 (planning reference: PA24/05444), subject to conditions. Of the 17 dwellings approximately 12 will be open market and 5 will be affordable, of these 1 will be shared ownership and 4 will be social rented.

Section 106:

The Section 106 Agreement, dated 8th April 2025 sets out the contributions payable in accordance with the OPP.

Terms:

We are offering the freehold for sale by Private Treaty.

Guide price £1m.

Consideration will be given to letting the property for £85,000 per annum, subject to commercial terms being agreed. Please contact us to discuss if leasing is preferred.

Legal fees:

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

Money laundering:

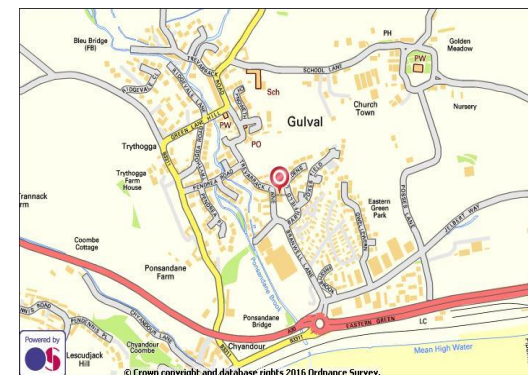
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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