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PROPERTY CONSULTANTS

FOR SALE
Retail Investment
Price - £120,000 (NIY 12.32%)

12 Market Jew Street

Penzance TR18 2HN

Ground floor retail space with first floor ancillary (tenant holding over) and upper floor maisonette (let on a long leasehold interest).
Aggregate rent £15,050 per annum.

Location

Penzance is a historic market and harbour town in West Cornwall. With a population of 20,000 it functions as the main commercial, transport and cultural centre for the West of Cornwall. Easy transport links with the nearby A30 and Penzance station (mainline to London Paddington). The town's harbour remains active notably as the mainland terminal for ferry services to the Isles of Scilly, reinforcing its role as a gateway to the far southwest.

Market Jew Street is often described as the main shopping street in Penzance which runs through the heart of the town centre and acts as a key thoroughfare linking transport, commerce and civic life. It is characterised by a mix of independent shops, national retailers, café, pubs and services making it one of the busiest parts of town.

A30

1 mile north-east

Port

Railway station

Nearby Population

Promap
LANDMARK INFORMATION GROUP

Accommodation

Description
A mid terraced, four storey period building of traditional rendered masonry construction under pitched slate and flat roofs. Internally, it is arranged to provide a retail sales area with ancillary to the rear on the ground floor together with further ancillary storage and staff accommodation to part of the first floor.

A self contained maisonette extends over part first, second and third floors which has been sold off on a long leasehold interest.

Parking
There is a rear car park (Bread Street) with 2 spaces (1 retail and 1 maisonette).

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Planning
Any purchaser should make their own enquiries to the Planning Department of Cornwall Council.

Accommodation	sq ft	sq m
Ground – retail	660	61.3
Ground – rear retail/ancillary	330	30.7
Ground floor ITZA	*519*	*48.2*
Part First Floor - ancillary	231	21.5
TOTAL NIA	1,221	113.5

Investment

Glazed shopfront

High street frontage

Rear parking spaces

WC facilities

Retail

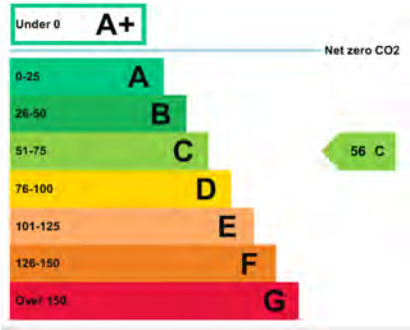
Planning | Rates | EPC | Terms

Leases
Retail Unit – 10 years from 05 July 2012 (tenant holding over) at a rent of £15,000 per annum payable quarterly in advance. Tenant - Dinero Jewellery Ltd. Tenant to keep demise in good and substantial repair and condition. Landlord insures building and recovers premium from tenant.

Maisonette – 999 year lease from August 2004 at a ground rent of £50 per annum. Tenant – a private individual. Tenant to keep demise in good and substantial repair and condition. Landlord insures building and recovers premium from tenant.

Business Rates as at 1 April 2026 were £14,250 however interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

Energy Performance Certificate
The EPC Rating is 56C and the full certificate can be provided on request.



Quoting Price
The property is offered for sale for £120,000 exclusive of VAT reflecting a Net Initial Yield of 12.32%.

Legal Costs
Each party is to be responsible for their own legal costs.

VAT
The property is elected for VAT and it is therefore anticipated that the transaction will be treated as a transfer of a going concern (TOGC).

AML
A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Data Room
Additional documentation to include plans and other documents is available through SharePoint to seriously interested parties.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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AK Ref: IS/CD **Date: May 2026**

Subject to Contract

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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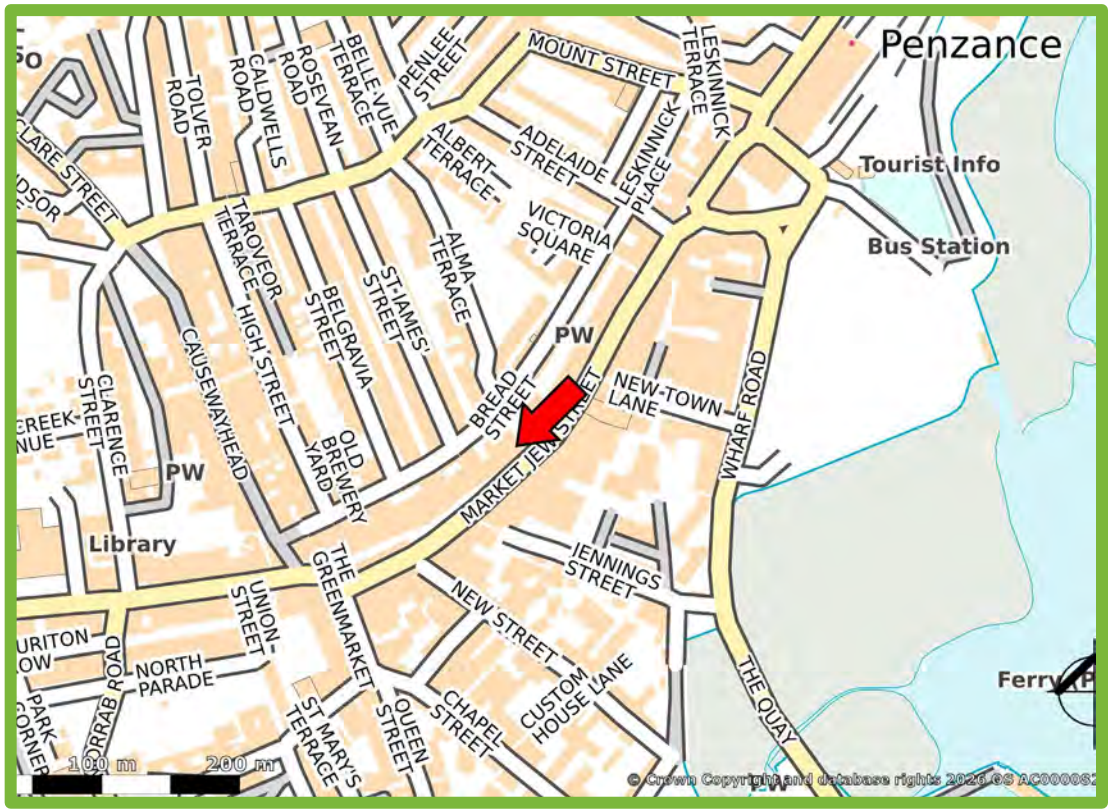

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