

# For Sale / To Let

67/8 Morrab Road, Penzance, Cornwall TR18 2QT

393.50 sq m (4,236 sq ft)



## Prominent Office Building / Retail Unit For Sale or To Let

- Central location
- Potential for a variety of uses subject to planning

### Location

Penzance is a busy market town located on the southwest peninsula of Cornwall, a short distance from Land's End. The town lies approximately 25 miles southwest of the Cathedral City of Truro, 77 miles southwest of Plymouth and 120 miles south west of Exeter.

The principal road access into Penzance is via the A30 trunk road which links the town with other towns in Cornwall and leads to the M5 motorway at Exeter in Devon which links with the national motorway network beyond.

There is a frequent inter-city rail service to London Paddington with a journey time of approximately five hours. In addition, internal flights throughout the UK are provided from the airport at Newquay.

The Property is located in Morrab Road close to the Old Town Hall and the prime shopping area of Market Jew Street.

### Description

The Property is 3 storey and Victorian. It has a corner position and a retail and A2 frontage. Adjoining the property is a small retail unit which is also owned and connected to No 67. Nearby is the Old Town Hall which has been refurbished to house the Library and other commercial space.

No 67 is constructed of granite faced with a parapet incorporating attractive stone features. The windows are mainly wooden sash and are single glazed. Some are Plastic coated double glazed units to the side elevation.

Access to the retail frontage is off Morrab Road. There is a secondary access/egress to the ground floor rear and upper floors. There is also access to the small retail Unit next door.

The Property benefits from the following amenities/specification:

- Self-contained gas-fired central heating system
- Ground floor reception
- Stairs to upper floors and separate fire escape from first.
- Suspended ceilings
- Recessed lighting
- Part open plan part cellular
- Meeting rooms
- Disabled facilities
- Kitchen point

### Accommodation

The property comprises the following floor areas (extract from the VOA website) measured on an NIA basis:

Floor	Size (Sq ft)	Size (sq m)
Ground	1,318	122.40
Ground (Retail Unit)	195	18.10
First	1,550	144.00
Second	1,173	109.00
TOTAL	4,236 sq ft	393.50 sq m

### Planning Status and Statutory Enquiries

The property lies within the jurisdiction of Cornwall County Council West 1 (formerly Penwith District Council) whose planning policies are contained within the Penwith District Local Plan (Adopted February 2004). Cornwall was awarded Unitary Status on 1 April 2009 and therefore a Cornwall-wide core strategy is currently being developed within the Local Development Framework.

The Property is located in a secondary retail pitch with surrounding uses being commercial and residential.

Other Uses in this location would be inappropriate on the ground floor, however residential would be considered an appropriate use on the upper floors.

### Business Rates

The property is described in the current rating list as "Offices and premises" with a rateable value of £23,500 April 2017.

### Tenure & Terms

The Property is held freehold.

### Legal Costs

Each party to bear their own legal costs

### Energy Performance Certificate



## Location Map



## Site Map



## Viewing & Further Information

Strictly by appointment with the sole agents:



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