



# To Let

Top Floor,  
2 Alverton Street,  
Penzance, TR18 2QW

Viewing by prior appointment with  
Monty Cloutman

**(01872) 261028**

montycloutman@scctruro.co.uk

Modern Second Floor Unit – 507 sq ft

Open Plan Front Facing Room

Separate Fitted Kitchen

WC, Shower and Rear Terrace

£6,750 pa



## Location & Description

The property is made up of the whole of the second floor of 2 Alverton Street and is accessed from the rear lane (Buriton Lane) over a newly fitted high quality external stairway. Outside the door there is a large terrace much of which has now been covered over. Internally there is a single large room with ample power points and currently a hand basin for a hairdresser. In addition, there is a large fitted kitchen and a separate w.c. and recently fitted quality shower. The property has its own electricity supply and a sub-meter for the water supply.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

**Second Floor**                      47 sq m                      507 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is £6,750 pa.

## Rateable Value

We understand that the property is shown in the 2026 Rating List has having a rateable value of £4,800. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (Epc)

The EPC rating for the property is C.

## Service Charge and Insurance

Landlord to recover a proportional service charge and insurance contribution for the building via a charge of £42 pcm.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent. However, we suggest all interested parties make their own enquiries.*

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Other

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Ref: TR2595

Date: April 2026



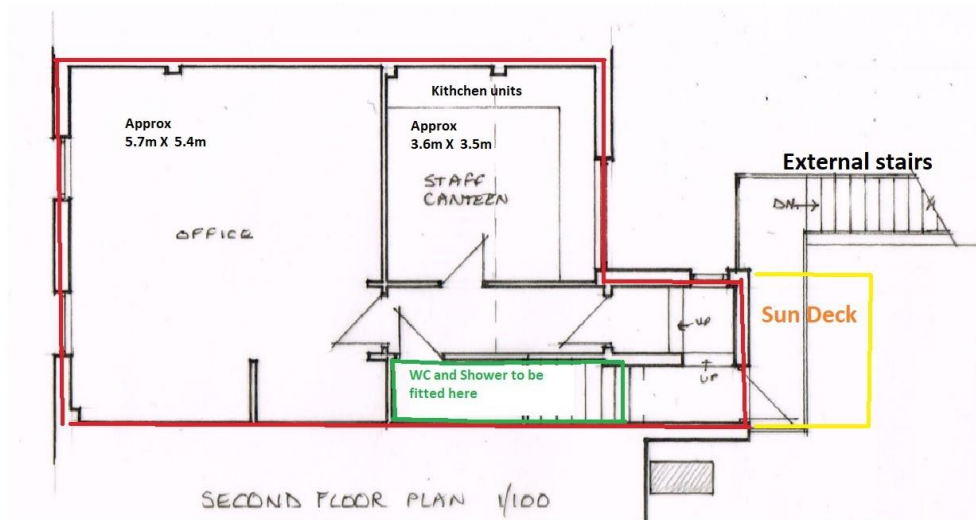
### Truro Office

Compass House, Truro Business Park,  
Threemilestone,  
Truro, Cornwall, TR4 9LD  
Tel: 01872 261028  
Fax: 01752 221655

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- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Approximate Floor Plan



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