



## FIRST FLOOR OFFICE, 58 CHURCH ST, FALMOUTH, TR11 3DS

Located in the heart of Falmouth town centre, the property commands an enviable position, overlooking the harbour and located adjacent to the Church Street Car Park at Fish Strand Quay. The office overlooks Church Street.

The office has approximately 243 sq ft (22.6 sq m) of space and benefits from shared male and female WCs.

Falmouth town centre has an enviable reputation for attracting a wide and interesting retail mix with an abundance of bars and restaurants and a host of independent retailers and art galleries as well as many of the high street brands. Falmouth has become well known for its flourishing university campus that brings a large student population to the town centre.

- TO LET
- FALMOUTH TOWN CENTRE
- OFFICE UNIT OF 243 SQ FT (22.6 SQ M)
- EPC RATING E (115)
- AVAILABLE IMMEDIATELY
- ADJACENT TO FISH STRAND QUAY CAR PARK

**Rent: £5,000 Per Annum Exclusive**



### DESCRIPTION:

A first floor office unit benefitting from communal WCs and large windows looking onto Church Street.

### SCHEDULE OF ACCOMMODATION:

The property comprises the following:  
First floor front office - 243 sq ft (22.6 sq m)

### LEASE TERMS:

A new proportional full repairing and insuring lease is available at a rent of £5,000 per annum exclusive. The other terms of the lease to be agreed by negotiation.

### SERVICE CHARGE:

There is an ad hoc service charge to cover the cleaning, decoration and maintenance of the common parts and exterior of the building. Details to be provided on request.

### LEGAL COSTS:

Each party to bear their own in relation to this transaction.

### VAT:

All the above prices/rentals are quoted exclusive of VAT.

### LOCAL AUTHORITY:

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £2,225 from 1 April 2023.

### SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (115).

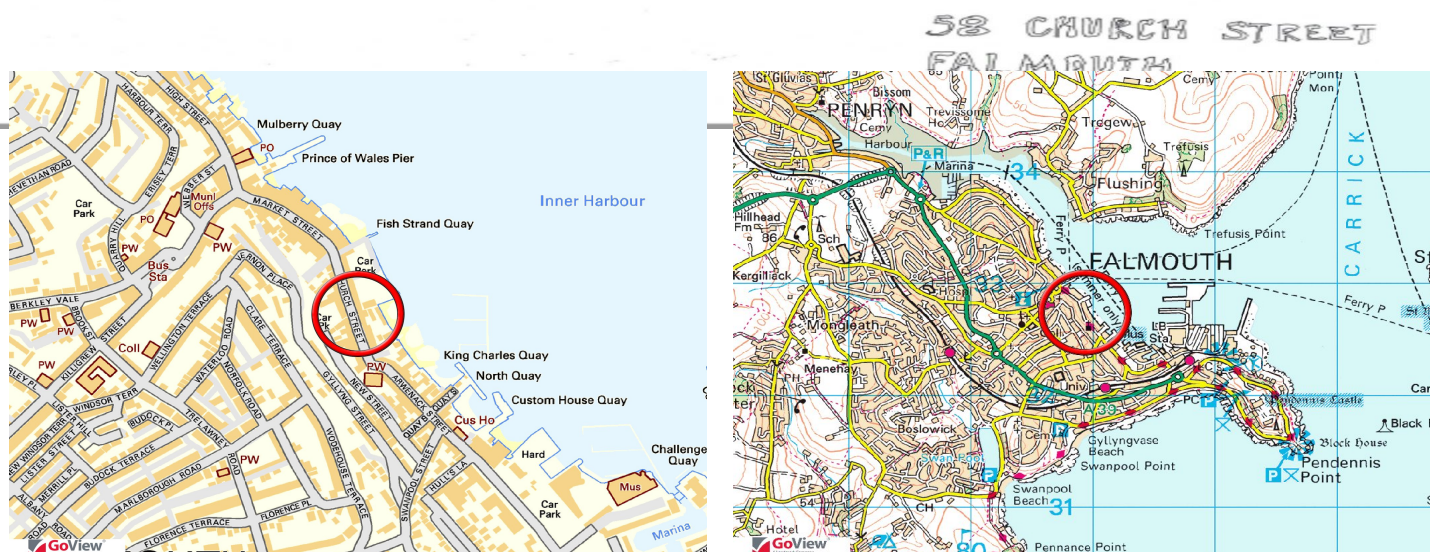
### CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

**Jonny Bright** on 01872 247022  
Email [jb@millers-commercial.co.uk](mailto:jb@millers-commercial.co.uk)

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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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