

Miller Commercial



Chartered Surveyors and Business Property Specialists



RETAIL INVESTMENT, 42 CHURCH STREET, FALMOUTH, TR11 3EF

- FREEHOLD INVESTMENT OPPORTUNITY
- GOOD SECONDARY LOCATION
- PRODUCING £18,000 PER ANNUM EXCLUSIVE
- FULL REPAIRING AND INSURING LEASE
- INTERNAL INSPECTION ECOMMENDED
- ENERGY PERFORMANCE ASSET RATING - C (61)

Offers in Excess of £235,000

FREEHOLD



01872 247000 | www.miller-commercial.co.uk

LOCATION:

Falmouth sits at the head of the river Fal and has excellent communication links being the terminus of the A39 which in turn links to the A30 and M5. The town benefits from a rail connection and includes regular ferry services to Truro, Flushing and St Mawes. The premises are well located within Church Street which includes a good mix of independent retailers, health and beauty outlets, coffee shops restaurants and bars.

PREMISES:

A mid terrace building of traditional construction which cellars, ground and first floor retail and second floor/attic storage/staff accommodation. The building enjoys harbour views to the rear.

SCHEDULE OF ACCOMMODATION:

Cellar
Ground Floor - 315 sq.ft (29 sq.m)
First Floor - 316 sq.ft (29 sq.m)
Second Floor - 344 sq.ft (32 sq.m)
Attic

LEASE TERMS:

The premises are let on a 5 year full repairing and insuring lease at an annual rental of £18,000 per annum exclusive.

VAT:

VAT will not be applicable to this sale.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

LEGAL COSTS:

Each party to bear their own.

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (61).

CONTACT INFORMATION:

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

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk OR

Will Duckworth on 01872 247034
Email wd@miller-commercial.co.uk

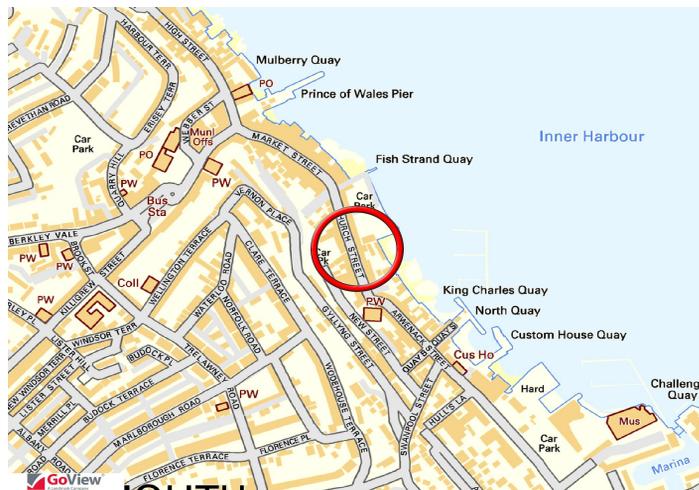
42 Church Street, Falmouth, TR11 3EF

Approximate Area = 1510 sq ft / 140 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Miller Commercial LLP. REF: 857173



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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