

# Miller Commercial



Chartered Surveyors and Business Property Specialists



**13 Killigrew Street, Falmouth, TR11 3PN**

- GROUND FLOOR LOCK-UP SHOP
- PROMINENT LOCATION CLOSE TO THE MOOR CAR PARK AND BUS TERMINUS

- NET INTERNAL AREA 32.3 SQ M (347 SQ FT)
- ENERGY PERFORMANCE ASSET RATING C (69)

**£11,500 Per Annum Excl Leasehold**



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## 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. Falmouth benefits from 3 railway stations and a number of ferries operating out of the harbour.

The town benefits from the third largest natural deep water harbour in the world which supports its maritime traditions as well as being a focus for the tourism which enjoys access to lovely beaches at Gyllyngvase and Swanpool.

The town is synonymous with the sea which has shaped its history but in more recent times it has become well known for its artistic and creative excellence including the establishment of Falmouth School of Art which is now the UK's number 1 university for the creative industries. The universities have helped to make Falmouth one of the most vibrant, exciting and expanding towns in Cornwall. Falmouth together with Penryn home over 36,000 residents, although the population increases during the summer months with the influx of tourists. Falmouth provides an eclectic mix of national, regional and local retail and leisure representation ensuring the town appeals to tourists, students and local residents alike.

The University of Exeter Cornwall Campus has benefited from over £100 million of funding. It was recently granted consent to lift the cap on student numbers from 5,000 to 7,500, which will take the total student population in the town to circa 10,000.

The property is located within a busy part of Falmouth on Killigrew Street fronting the Moor. This is a popular secondary retailing location and includes a mix of local and national retail and restaurant occupiers including:- Lloyds Bank, BooKoo's Restaurant, The Lounge Cafe Bar, Pennycomequick Public House/Bar, Moor News, The Town Barber, Newells Travel, JD Wetherspoon, Domino's, Select Convenience Store and KFC. The premises are well located adjoining the short stay Moor Car Park (37 spaces) and within a 5 minute walk of Town Quarry Long Stay Car Park (281 spaces). Falmouth Bus Terminal and Taxi Rank are situated immediately opposite the premises.

## DESCRIPTION

A ground floor lock-up retail unit. Currently configured with retail at the front and storage at the rear with a WC.

Internal Width - 4.41 m max

Internal Depth - 8.57 m max

Net Internal Area 32.3 sq. M (347 sq.ft)

WC with wash basin.

## TENURE

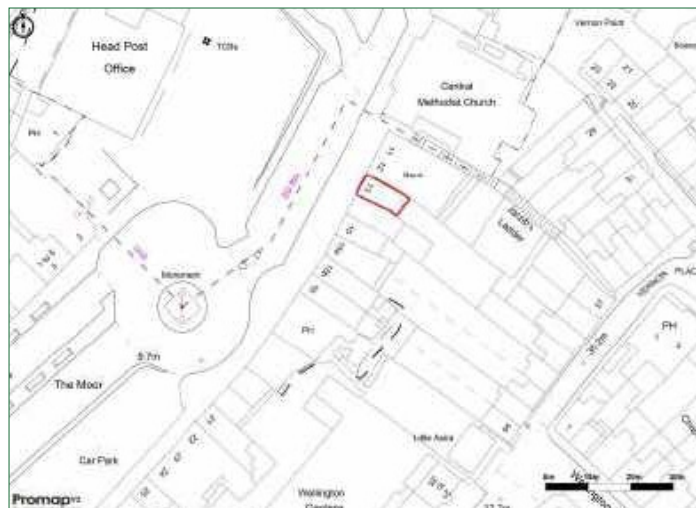
The premises are offered by way of a new proportional full repairing and insuring lease at a rental of £11,500 per annum exclusive. The remaining terms are open to negotiation.

## LEGAL COSTS

The incoming lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

## 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 £11,500. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.



## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C. (69)

## CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

Will Duckworth on 01872 247034 or via email [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk)

VIEWING: Strictly by prior appointment through Miller Commercial.

**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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