



## Commercial Premises And Apartment, 30 Killigrew Street Falmouth TR11 3PN

- TOWN CENTRE COMMERCIAL PREMISES
- TWO BEDROOMED APARTMENT ABOVE
- GARDEN AND OUTBUILDING
- IN NEED OF REFURBISHMENT
- SUITABLE FOR A VARIETY OF USES (STP)
- GENUINE RETIREMENT SALE
- EARLY VIEWING ADVISED
- EPC D



Guide price £295,000 Freehold



An exciting opportunity to acquire a two storey premises in the heart of the thriving Town of Falmouth, on the South Cornish Coast. The ground floor which totals circa 740 sqft has been used as a bakery for many years, with the upper floors comprising a two bedroom flat, with a garden and outbuilding to the rear. The property is in need of refurbishment and may appeal to owner occupiers, investors and developers alike.

### LOCATION

Falmouth has long been recognised as one of the Counties most desirable Towns in which to live, owing to it's large natural harbour, glorious sandy beaches and picturesque coastline. The town has seen considerable growth in its population in recent years with the expanding campus at Falmouth University, plus a number of sizeable housing developments means the overall population is now circa 25,000. For further information visit [www.falmouth.co.uk](http://www.falmouth.co.uk)

The subject property is situated on Killigrew Street which is close to an area of Falmouth known as the Moor, and is just a few moments from one of the Town's many car parks, Taxi Rank and Bus stop. There are a number of National and independent businesses within close proximity including Wetherspoons & Dominos Pizzas making this an ideal location for a wide array of business uses.

### OVERVIEW

Our client has owned the building for many years and during his tenure has operated a highly successful bakery from the premises and it is thought to be one of

the longest standing, family owned businesses with the Town. Our client has taken the difficult decision to retire and as such the building is not being sold as a going concern, and will be offered with full vacant possession.

### THE PROPERTY

Extending to circa 740 sqft, the shop is broadly speaking open plan with the added benefit of two doorways onto Killigrew Street which would allow for access to the upper parts by way of installation of a staircase (subject to planning and Building Regs). To the rear of the shop is an access doorway with an external flight of steps giving access to the two bedroomed apartment which comprises in brief, Kitchen, Lounge/Dining Room, 2 x Bedrooms and a shower room.

Externally is a shed, small store room and an outbuilding of 190 sqft. The property also has a large, albeit sloping garden to the rear. For further information please refer to the attached floor plan.

### AGENTS NOTE

Whilst the building is being offered with vacant possession, our client would consider selling the Bakery equipment by separate negotiation.

### CONTACT INFORMATION

For further information or an appointment to view please contact either:-  
Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@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.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D.

## LOCAL AUTHORITY

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

## FINANCE

If you require advice regarding the Financing of a purchase, at no initial cost, please contact us on the number below.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

## 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

## VALUE ADDED TAX

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



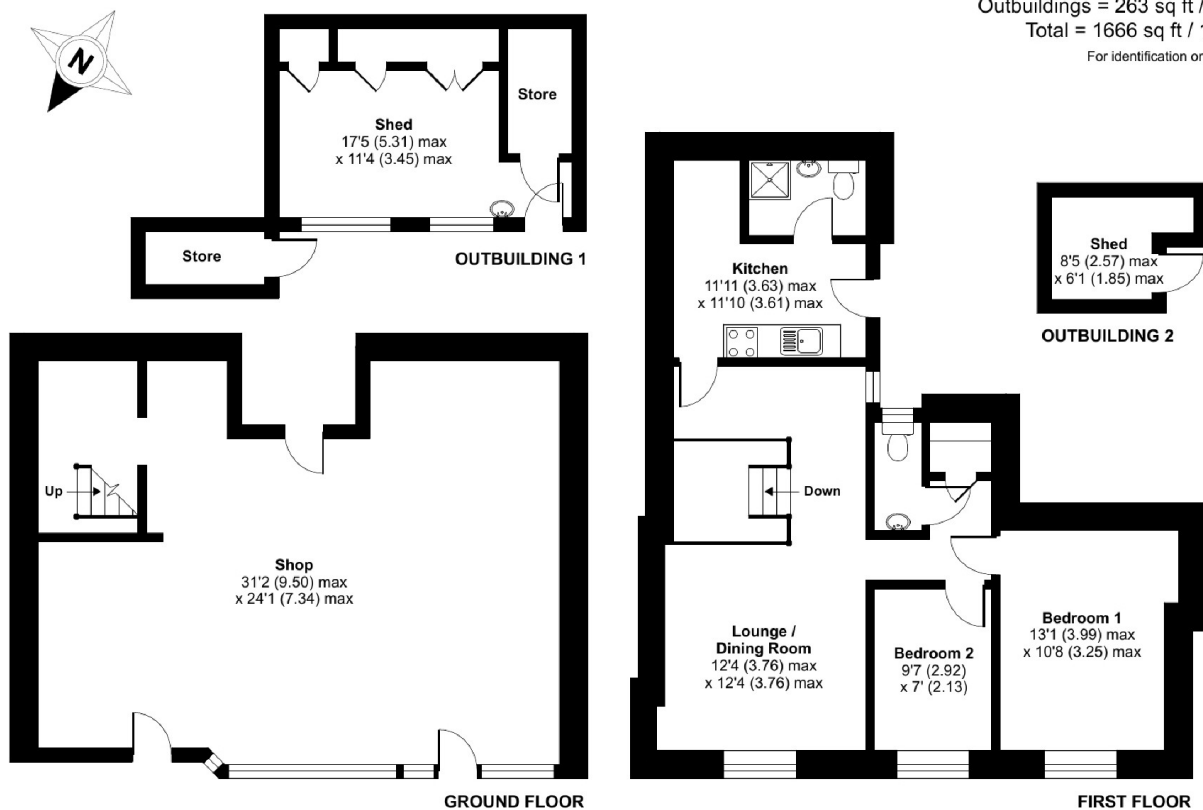
### 30, Killigrew Street, Falmouth, TR11 3PN

Approximate Area = 1403 sq ft / 130.3 sq m

Outbuildings = 263 sq ft / 24.4 sq m

Total = 1666 sq ft / 154.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2022. Produced for Miller Commercial LLP. REF: 823863

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