



Commercial Premises, 20 Church Street Falmouth TR11 3EG

- PRIME TOWN CENTRE LOCATION
- CIRCA 2,000 SQFT OF ACCOMMODATION OVER FOUR FLOORS
- POSSIBLE REDEVELOPMENT PROJECT
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO PP)
- ENCLOSED COURTYARD TO REAR
- GRADE II LISTED
- IMMEDIATELY AVAILABLE OWING TO RELOCATION
- EPC D



Guide price £295,000 Freehold

An exciting opportunity to acquire centrally located, Grade II Listed, 4 storey premises in need of refurbishment in the heart of the bustling harbour side town of Falmouth. The building may appeal to owner occupiers, developers and investors alike. The property has been occupied by the current business for in excess of 30 years and is now available owing to their relocation plans.

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

The subject property is situated in the heart of the bustling Town centre on it's historic Church street which is considered one of the prime trading positions within the town. There are a number of shoppers car parks within easy walking distance and the shop is also just moments from the nearby events square which is home to the national maritime museum that attracts thousands of visitors each year.

DESCRIPTION

Number 20 Church Street is a well located period building extending to circa 2,000 sqft of accommodation over four floors and may be of interest to owner

occupiers, investors and developers alike. To the rear of the building is a small enclosed courtyard with a staircase giving access to the upper parts of the building, (the rear of the building can only be accessed via the shop currently). For further information please refer to the Floor Plan.

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

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

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

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> which shows that the current rateable value is £23,750.

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

SUPERFAST BROADBAND

For more information on whether the premises are capable of benefitting from the new high speed fibre-based broadband connection visit <http://www.superfastcornwall.org/>.

VALUE ADDED TAX

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





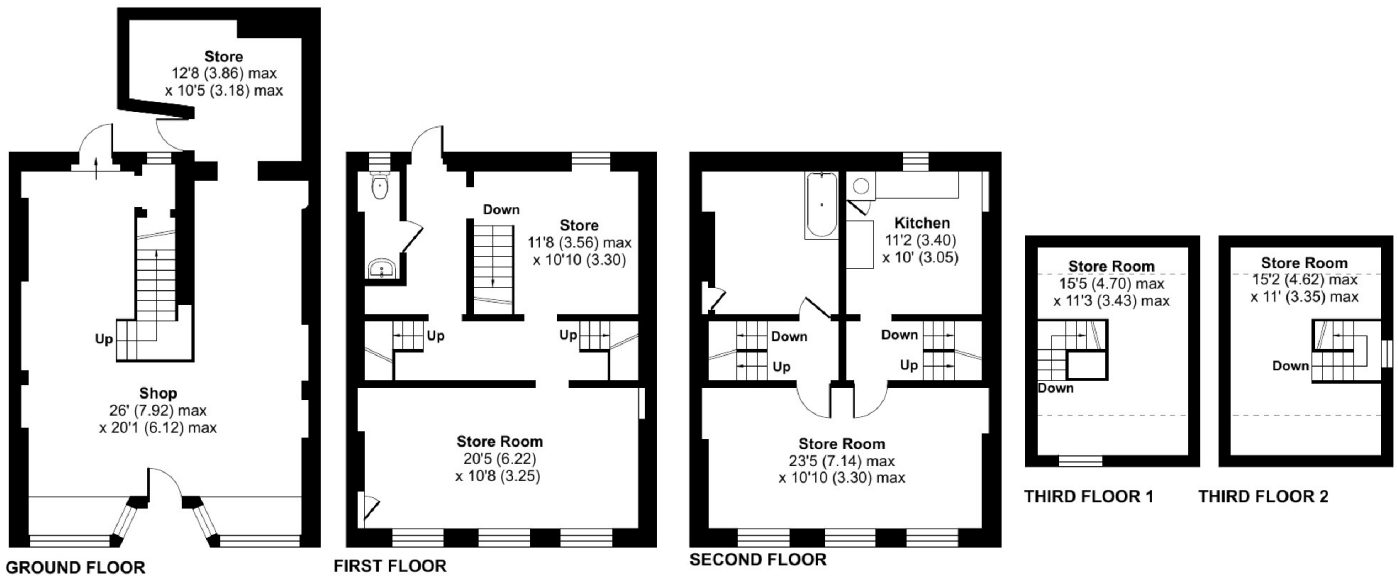
20, Church Street, Falmouth, TR10 8BG

Approximate Area = 1937 sq ft / 180 sq m

Limited Use Area(s) = 110 sq ft / 10 sq m

Total = 2047 sq ft / 190 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). © nchecom 2022. Produced for Miller Commercial LLP. REF: 817204

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