

Miller Commercial



Chartered Surveyors and Business Property Specialists



Saxon's Yard, 30-31 Church Street, Falmouth TR11 3EQ

- INVESTMENT/DEVELOPMENT OPPORTUNITY
- GRADE II LISTED BUILDING
- FALMOUTH TOWN CENTRE
- PLANNING FOR NEW TOWNHOUSE AT REAR
- PASSING RENT OF OVER £62,000 PAX
- OPPORTUNITY TO IMPROVE RENT TO IN EXCESS OF £70,000 PER ANNUM

Offers over £1,000,000 Freehold



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LOCATION

Located in the heart of Falmouth town centre the property commands an enviable position on the main trading street close to church steps corner. Nearby retailers include Whistlefish, Weird Fish and Ann's Cottage as well as a range of local pubs and restaurants, bars and cafes. Falmouth's reputation as an all year round destination and place to work has soared in recent years with the expansion of the university campus and has recently been voted the best place to live in Cornwall.

DESCRIPTION

The property is extensive, comprising two retail units on the ground floor and two upper floors of offices and residential accommodation with a meeting room, studio and two 1 bedroom flat's to the rear. Planning and Listed Building consent has been obtained for the development of an additional 2 storey 1 bedroom townhouse at the rear. The property also benefits from a car parking space capable of taking two vehicles in tandem, a rare commodity for a town centre location.

TENANCY SCHEDULE

30 Church Street - T/A Little Nelly for a term of 6 years from 1st June 2022 at £12,000 pax

31 Church Street - T/A Maxari for a term of 6 years from 4th April 2017 at £16,750 pax. Terms have been agreed for a new 6 year lease at £18,500 pax from July 2022.

First Floor Offices - T/A Falmouth Natural Health for a term of 5 years from 1st January 2017 at £12,000 pax

Meeting Room - T/A Falmouth Natural Health at a rent of £3,640 pax

Studio - currently occupied by the Vendor but previously let at £6,600 per annum

Saxons Loft - let on an AST agreement at £650 per month

Bakers Loft - let on AST agreement at £795 per month

Car Space 52 - let by Licence at £350 for 6 months

FLOOR AREAS

30 Church Street - 29.03 sq mts (313 sq ft)

31 Church Street - 40.51 sq mts (436 sq ft)

First Floor Offices - 48.97 sq mts (527 sq ft)

Meeting Room - 16.31 sq mts (176 sq ft)

Studio - 23.03 sq mts (248 sq ft)

Saxons Loft - 1 bedroom flat with lounge, kitchen & bathroom

Bakers Loft - 1 bedroom flat with open plan living accommodation with mezzanine storage area

DEVELOPMENT OPPORTUNITY

Planning consent has been obtained under reference PA19/07519

Listed Building Consent has been obtained under reference PA19/07520

Copies available on request or via the Council website

Opportunity exists to convert the first floor offices to residential subject to obtaining the necessary consents

EPCs

30 Church Street - rated Band C

31 Church Street - rated Band C

First Floor Offices - rated Band C

Meeting Room - rated Band D

The Studio - rated Band D

Saxons Loft - rated Band D

Bakers Loft - rated Band D

All EPCs dated February 2022 other than Bakers Loft which is dated March 2019

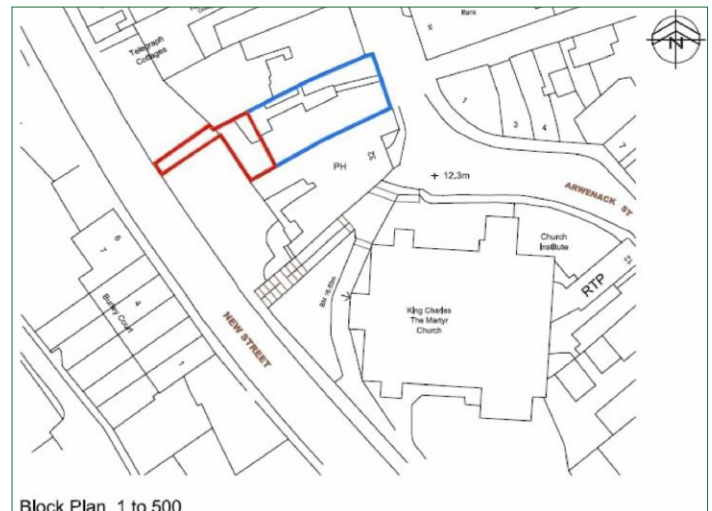
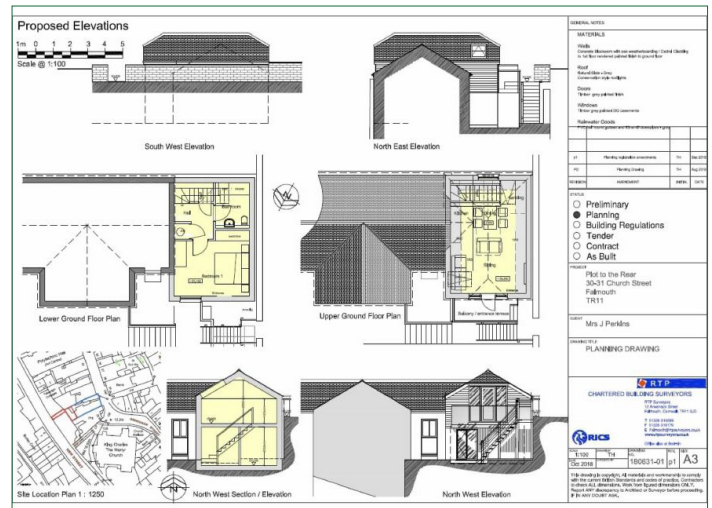
LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk



VALUE ADDED TAX

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

CONTACT INFORMATION

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

Brian Botting on 01872 247009 or via email bjb@millier-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@millier-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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