



## 4 WEBBER STREET, FALMOUTH, TR11 3AU

The property comprises a prominent and easily visible ground floor retail unit, which benefits from return frontage onto Webber Street and the High Street. The property benefits from large windows to both elevations and the unit provides for a storage area at the rear with kitchenette and WC. The upper floor residential has been sold off on a long leasehold which generates a ground rent of £25 per annum

- **GROUND FLOOR RETAIL UNIT**
- **PROMINENT CORNER POSITION**
- **ANNUAL GROUND RENT RECEIVABLE**
- **UPPER FLOOR MAISONETTE SOLD OFF ON LLH**
- **RETAIL AREA 575 SQ FT (53.4 SQ M)**
- **EPC C (70)**

**£155,000 FREEHOLD**

**LOCATION:**

The property is located in one of the most sought after locations in Falmouth. At the junction of Webber Street and the High Street, the property is moments from the well known restaurants of Olivers, The Star & Garter and The Cave as well as Stone's Bakery and Old Brewery Yard; well known as the creative heart of Falmouth. Additionally, along the High Street and Market Strand are a number of independent bars, pubs and artisan coffee shops & retailers.

**PREMISES:**

The property comprises a prominent and easily visible ground floor retail unit, which benefits from return frontage onto Webber Street and the High Street. The property benefits from large windows to both elevations and the unit provides for a storage area at the rear with kitchenette and WC.

**SCHEDULE OF ACCOMMODATION:**

Retail Area 575 SQ FT (53.4 SQ M)

**TENURE**

The premises is available to let on a new full repairing and insuring lease.

**VAT:**

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

**LOCAL AUTHORITY:**

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**BUSINESS RATES:**

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £13,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**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

**VIEWING:**

Strictly by prior appointment through Miller Commercial.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C(70).

**CONTACT INFORMATION:**

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

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



Falmouth



50 metres



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Experian Goad Plan Created: 30/08/2022

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