



Commercial Premises, Ground & Lower Ground Floor 4 Quay Street, Falmouth TR11 3HH

Commercial premises in need of some refurbishment, in the heart of Falmouth, just a stones throw from the harbour and town centre. The building extends to approximately 1650sqft and may be of interest to a wide variety of users. The premises are being offered at a commencing rental of £12,000 per annum with all other terms to be agreed.

CENTRAL FALMOUTH LOCATION
IMMEDIATELY AVAILABLE
SUITABLE FOR A VARIETY OF USES
EARLY VIEWING STRONGLY
RECOMMENDED
EPC: D100

£12,000 Per Annum Excl Leasehold



LOCATION

Quay Hill is a vibrant area in the cosmopolitan Harbourside town of Falmouth. Within the immediate area are a number of licenced premises and restaurants, a wide selection of national and niche retailers and the Maritime Museum which is situated on Falmouth's Events Square. The town has experienced a significant growth in popularity in recent years owing to the number of students attending the nearby University Campus.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

Covered walkway which continues through to a rear yard and store room, the Lower Ground Floor is also accessed from this walkway.

GROUND FLOOR

Accessed off Quay Hill and totalling approximately 500 sqft with a central stairwell descending to the lower ground floor a reception area, office, cloakroom and door to courtyard.

LOWER GROUND FLOOR

Totalling approximately 1,150 sq ft with two further cloakrooms and fire exit.

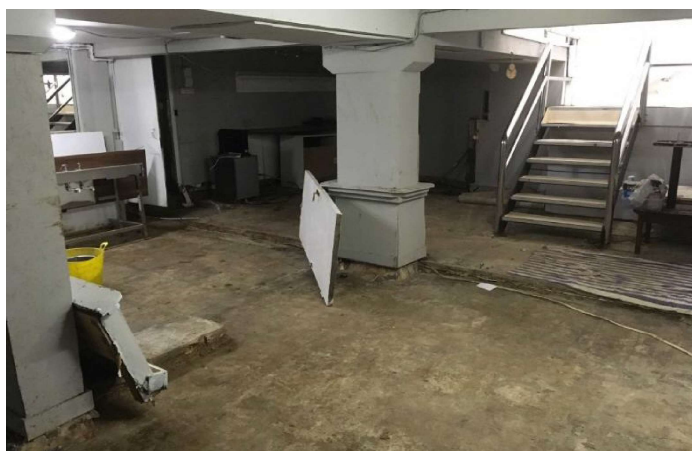
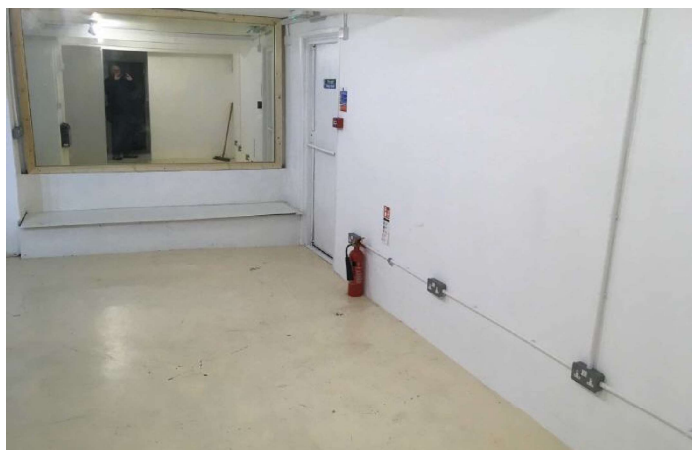
OUTSIDE

To the rear of the building is a courtyard for bin storage etc and a small block built, storage shed.

LEASE TERMS - LEASEHOLD

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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The premises are available by way of a new, proportional repairing and insuring lease at a commencing rental of £12,000 per annum exclusive, with all other terms to be agreed.

AGENTS NOTE

Our clients will consider all uses for the building subject to any necessary change of use/planning consents being obtained. N.B. Whilst they are happy to consider approaches from food based businesses, they will not allow prospective tenants to compete with the Thai Restaurant situated within the upper floors of the building in terms of the style of food offered. For clarification please speak to the Agents.

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 D100.

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.

CONTACT

For further information or an appointment to view please contact Paul Collins on 01872 247029/07814 423058 or via email pc@miller-commercial.co.uk or