

Miller Commercial

Chartered Surveyors and Business Property Specialists



2nd FLOOR OFFICES, MALIN'S HALL, 38 HIGH STREET, FALMOUTH, TR11 2AF

- OFFICES TO LET
- HIGH ST LOCATION IN FALMOUTH
- NEW LEASE OFFERED
- EPC C (51)
- 515 SQ FT (48 SQ M)
- THREE OFFICES, KITCHENETTE & W/C

Guide Price, £5,000 Per Annum

LOCATION:

Malin's Hall is located just off High St in Falmouth, to the northern end of the town centre which is home to many independent businesses, coffee shops, bars and restaurants. There are numerous car parks within close proximity as well as local bus routes close-by at The Moor.

PREMISES:

These offices form part of the second floor of Malin's Hall which is an attractive period property offering sash windows with plenty of natural light. The accommodation provides a main office with two offices off, a kitchenette, and separate W/C.

SCHEDULE OF ACCOMMODATION:

Main office: 22.2 Sq M (238 Sq Ft)

Office 1: 11.3 Sq M (122 Sq Ft)

Office 2: 10.5 Sq M (113 Sq Ft)

Kitchenette: 3.9 Sq M (42 Sq Ft)

LEASE TERMS:

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

VAT:

We understand the property is not elected for VAT, therefore no VAT is payable on the rent.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

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). 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 (51).

CONTACT INFORMATION:

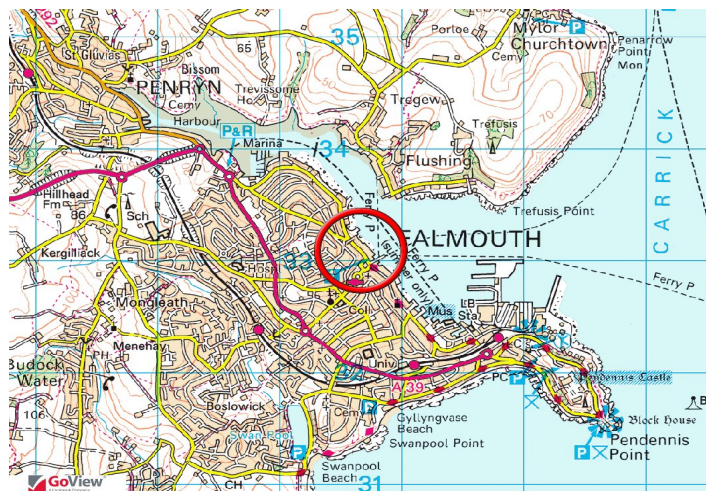
For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

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Will Duckworth on 01872 247034

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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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