

# Miller Commercial

Chartered Surveyors and Business Property Specialists

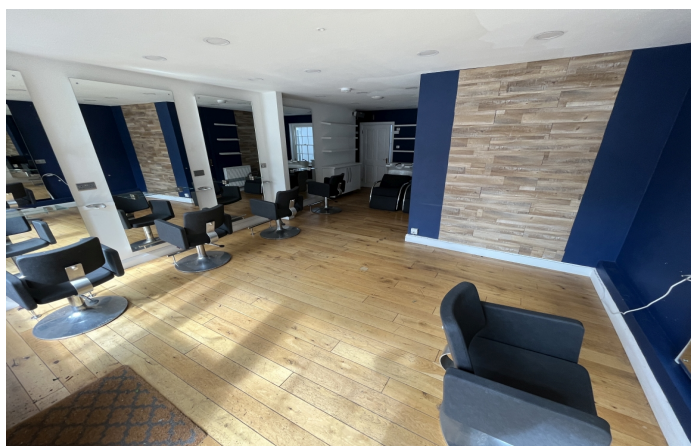


## 64 KILLIGREW STREET, FALMOUTH, TR11 3PP

A well-presented ground floor retail unit currently fitted out as a hairdressing salon, the unit has a light and airy feel due to the generous window frontage. The internal fit-out would suit someone looking to open their first premises and affords 5 chairs, 2 backwash units, and a toilet/wet room

- HAIRDRESSING SALON/RETAIL PREMISES
- 224 SQ FT (21 SQ M)
- ACCESSIBLE EDGE OF TOWN LOCATION
- DOUBLE FRONTED PREMISES
- NEW LEASE AVAILABLE
- EPC - TBC (ORDERED 24/08/2023)

**£10,000 PER ANNUM EXCLUSIVE**



### LOCATION:

The property is located within the vibrant town of Falmouth. Nearby occupiers include a range of local and national occupiers; Domino's, Wetherspoons, Loungers, a Chinese Take-Away, Indian Restaurant, Espressini etc.

### PREMISES:

The property is a well presented ground floor, double fronted retail unit which has been fitted out for use as a hairdressing salon. The property provides 5 chairs, 2 backwash stations and a toilet/wet room.

### SCHEDULE OF ACCOMMODATION:

The property has a net internal area as follows: 225 Sq Ft (21 Sq M).

### LEASE TERMS:

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

### LEGAL COSTS

The ingoing Tenant to be responsible for the Landlords reasonable legal costs in the preparation of the lease.

### VAT:

We have been advised that this property has not been elected for VAT.

### 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 £3,750. If this is your only business premises you will be able to seek full exemption.

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been ordered 24/08/2023

### CONTACT INFORMATION:

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

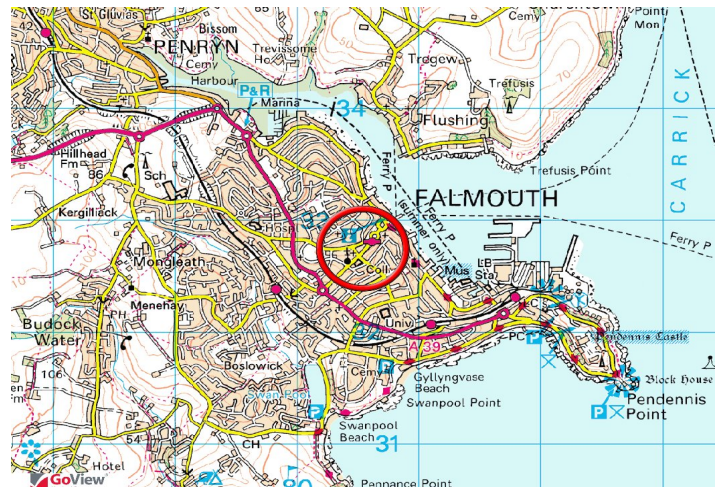
**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Tom Smith** on 01872 247013

Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)





**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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