

Miller Commercial



Chartered Surveyors and Business Property Specialists



23-24 MARKET STREET, FALMOUTH, TR11 3AS

- Prime Retail Unit
- New Lease Offered
- 1,399 Sq Ft (130 Sq M)
- Ground Floor With Office, Staff Room, WCs
- Available January 2024
- EPC 'B' (49)

£29,950 Per Annum Exclusive



01872 247000 | www.miller-commercial.co.uk



DESCRIPTION:

23-24 Market Street is a rare opportunity to acquire a new lease of a prime retail pitch in the bustling university and family town of Falmouth. Currently trading as The Works, who are due to vacate January 2024, it would suit a variety of retail uses or indeed alternative use subject to necessary planning and consents.

LOCATION:

Located in the heart of Falmouth town centre the property commands an enviable position on the main trading street. Nearby retailers include Clarks Shoes, Uneeka and Sea Salt 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.

SCHEDULE OF ACCOMMODATION:

The property comprises:
 Retail area - 1,168 Sq Ft (109 Sq M)
 Office - 69 Sq Ft (6.4 Sq M)
 Staff kitchen - 92 Sq Ft (8.5 Sq M)
 WCs

LEASE TERMS:

The premises are available to let on a new proportional full repairing and insuring lease. There is also a service charge for this property with details available upon request.

VAT:

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

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 £39,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (49).

CONTACT INFORMATION:

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

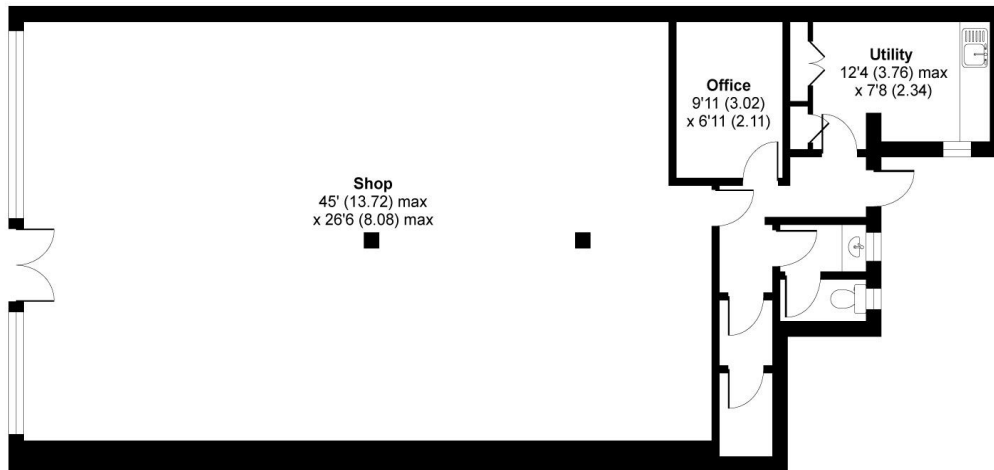
Jonny Bright on 01872 247022
 Email jb@miller-commercial.co.uk

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Approximate Area = 1508 sq ft / 140.1 sq m

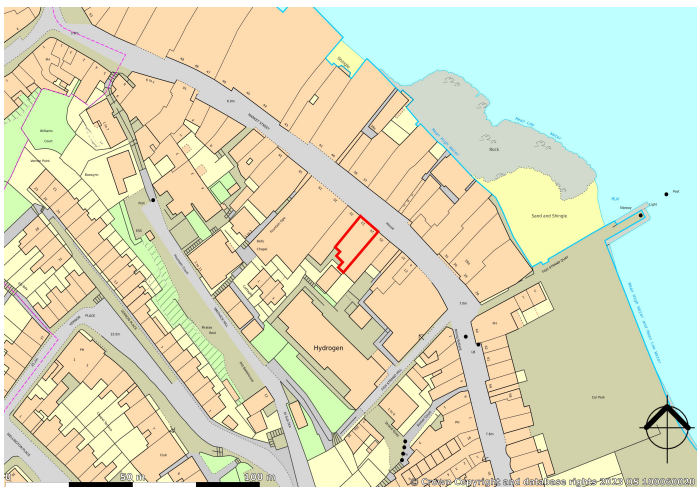
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 994782



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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