

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 20 CHURCH STREET, FALMOUTH, TR11 3EG

20 Church Street is a well located, Grade II listed period building set over four floors with a small, enclosed courtyard to the rear. The property benefits with detailed planning consent to create either one large or two smaller retail units on the ground floor and two x two bedroom maisonettes on the upper floors. Building regulations documentation has also been prepared for the conversion.

- **FREEHOLD DEVELOPMENT PREMISES WITH BUILDING CONSENT, LISTED BUILDING CONSENT & CONDITIONAL BUILDING REGULATION APPROVAL**
- **2,537 SQ FT (219 SQ M)**
- **POPULAR TOWN CENTRE LOCATION**
- **SUBSTANTIAL 4-STORY PREMISES WITH COURTYARD**
- **ORIGINAL PERIOD FEATURES**
- **EPC D (100)**

**£435,000**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

**LOCATION:**

The property is located in the heart of Falmouth's bustling town centre on historic Church Street. Church street is regarded as one of the prime trading positions within the town.

There are a number of shoppers car parks within easily walking distance and the property is also within close proximity to the nearby events square which is home to the national maritime museum that attracts thousands of visitors each year.

**DESCRIPTION:**

20 Church Street is a well located, Grade II listed period building set over four floors with a small, enclosed courtyard to the rear.

Detailed planning consent has been granted to create either one or two retail units on the ground floor with two, well appointed, two bedroom maisonettes on the upper floors.

Conditional building regulation approval documentation has also been obtained subject to structural calculation approval offering a swift start for a developer to commence the conversion.

**SCHEDULE OF ACCOMMODATION:**

Ground floor retail unit – C 68 Sq M (731.95 Sq ft)

Residential unit C (2-bed) - 72 Sq M (775 Sq ft)

Residential unit D (2-bed) - 70 Sq M (753.48 Sq ft)

Communal area - 9 Sq M (96.87 Sq ft)

TOTAL - 219 Sq M (2,537.31 Sq ft)

**DEVELOPMENT AND PLANNING CONSENT:**

Ref. No: PA22/09551 | Status: Approved with conditions  
 ▪ Listed Building Consent for Conversion of existing ground floor retail unit into two with residential change of use to form two residential units to the upper floors.

Ref. No: PA22/09552 | Status: Approved with conditions  
 ▪ Submission of details to Discharge Condition 3 and 4 in respect of Decision Notice PA22/09552 dated 31/01/2023.

Ref. No: PA23/06872 | Status: Discharged  
 Submission of details to Discharge Condition 3 and 4 in respect of Decision Notice PA22/09552..

**CIL LIABILITY:**

We have been notified by the Local Authority that there is no CIL charge payable.

**TENURE:**

Freehold.

**PURCHASERS PACK:**

A purchasers pack is available and contains the following:

- Sketches of proposed development
- Planning permission information
- CIL notice confirming no liability
- Extensive building regulations documents

**VAT:**

All the above

**LEGAL COSTS:**

Each party to bear their own legal costs in respect of this transaction.

**BUSINESS RATES:**

The property is currently vacant and has no business rates for 2023 assessed.

**ENERGY RATING:**

The Energy Performance Certificate (EPC) rating is (100).

**VIEWING:**

Strictly through the agent. Please contact either:-

**Thomas Ibbotson**

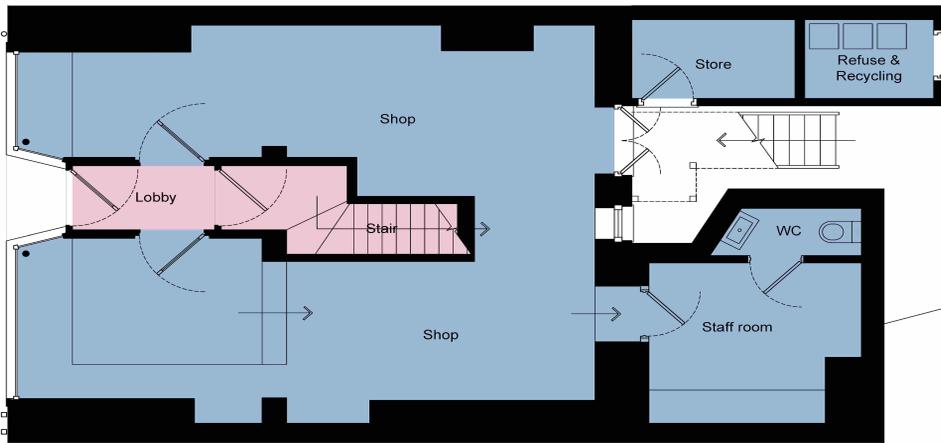
Email [th@mlc.co.uk](mailto:th@mlc.co.uk)

**Jonny Brown**

Email [jb@mlc.co.uk](mailto:jb@mlc.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 may contain 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 any information withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

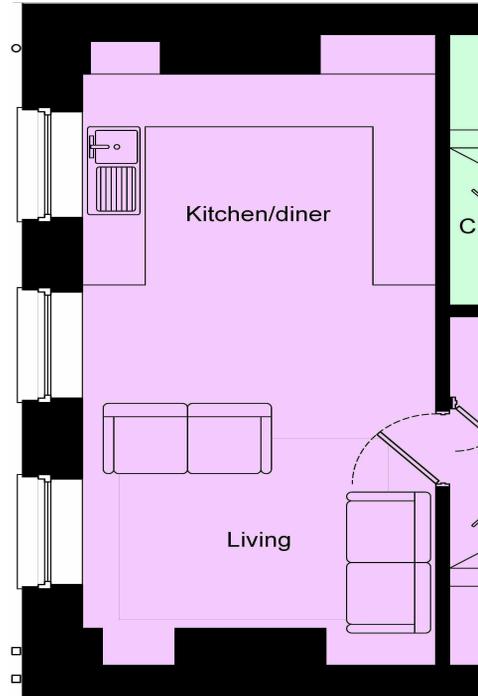
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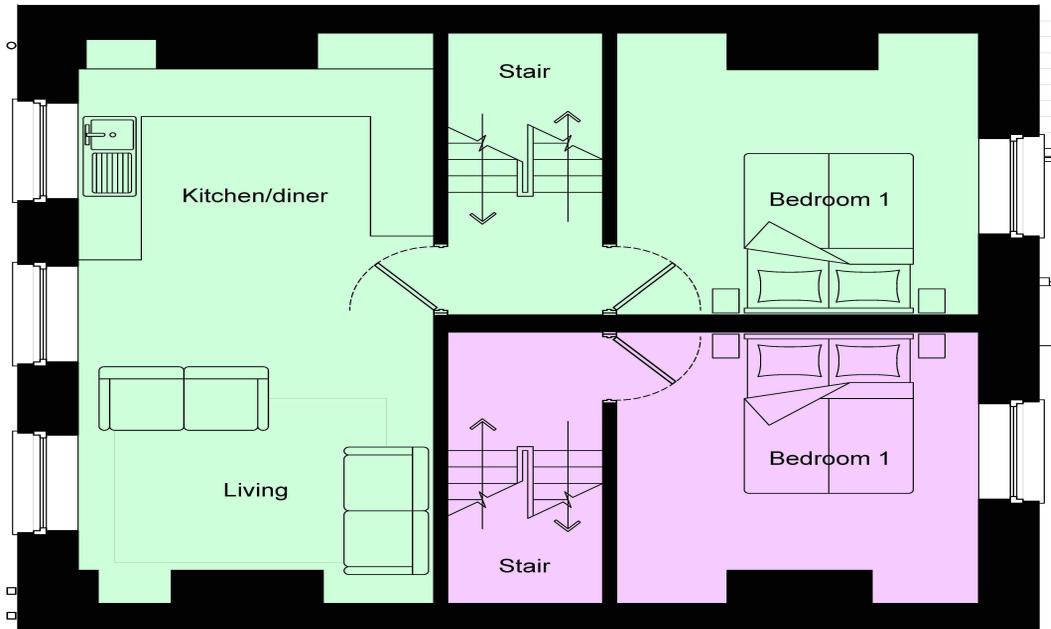
**Accommodation Schedule**

- Retail unit C  
68 m<sup>2</sup> GIA
- Residential unit C (2 bedroom)  
72 m<sup>2</sup> GIA
- Residential unit D (2 bedroom)  
70 m<sup>2</sup> GIA
- Communal area  
9 m<sup>2</sup> GIA

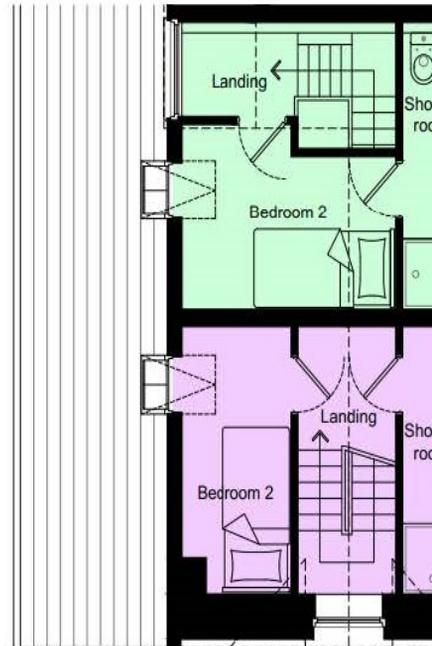
Proposed ground floor plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Loft Plan

