



13 MARKET STREET, FALMOUTH, TR11 3AE

Asking Rent: £24,000 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The property is located to the northern end of Market Street in Falmouth close to Caffè Nero, Mountain Warehouse, Crew Clothing, Clarks Shoes, and directly opposite the new development of the former Marks & Spencer into mixed commercial and residential. The Moor is a few minutes walk away with bus stations and car parks amongst a host of independent bars, cafes, restaurants and retailers.

DESCRIPTION:

Bright, flexible and well located central Falmouth retail premises available from December 2025. The premises will be stripped back and ready for a new tenant fit out with a new lease on offer at a rent of £24,000 per annum. With a generous ground floor open plan space, first floor offices/storage/welfare and further welfare and storage space on the second floor this is a great opportunity to trade from a prime retail pitch in Falmouth.

SCHEDULE OF ACCOMMODATION:

The property has been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

The approximate areas are:

Ground floor: 847 Sq Ft / 78.73 Sq M

First floor: 654 Sq Ft / 60.74 Sq M

Second floor: 277 Sq Ft / 25.73 Sq M

Total: 1778 Sq Ft / 165.19 Sq M

TENURE / LEASE TERMS:

The property is available by way of a new full repairing and insuring lease at a rent of £24,000 with other terms to be agreed.

Depending on the covenant strength of the tenant a rent deposit may be required.

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 £29,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

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

VIEWING AND CONTACT INFORMATION:

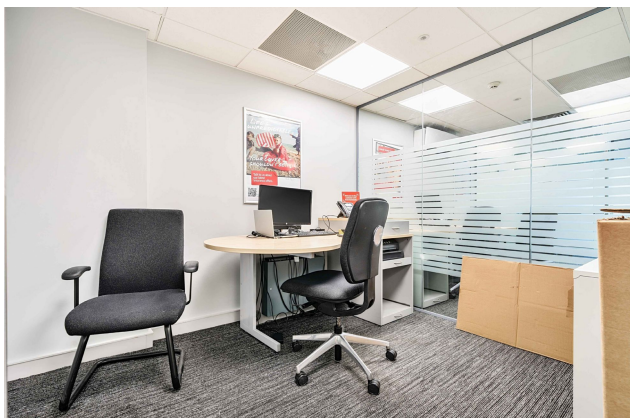
Strictly through Miller Commercial. Please contact either:-

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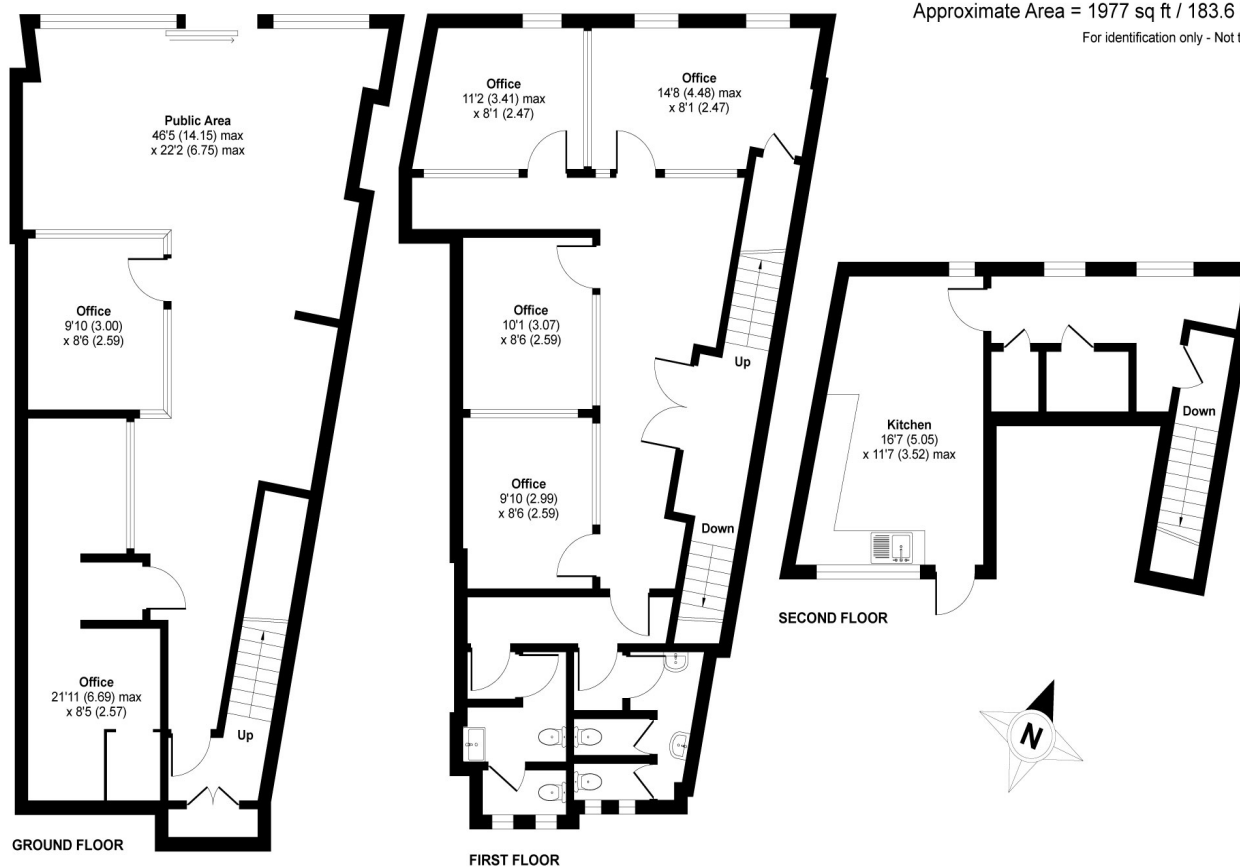




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Approximate Area = 1977 sq ft / 183.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1283805

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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