

01872 277397

TO LET PRIME RETAIL UNIT

PRIME RETAIL UNIT

EXCELLENT TRADING POSITION

GF SALES 181 SQ M (1,952 SQFT)

UPPER ANCILLARY 116 SQ M (1,252 SQ FT)

NEARBY OCCUPIERS INCLUDE MARKS &

SPENCER, BOOTS, SUPERDRUG, EE, SALT

ROCK, CAFFÉ NERO

RENT £57,500 PER ANNUM



51 MARKET STREET FALMOUTH, TR11 3AB

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

LOCATION

The property is located within Falmouth's town centre, occupying a core prime retail position. Falmouth is a popular south Cornish town which has a resident population of circa 25,000 persons which is boosted by its wide catchment, students studying at Falmouth University and Falmouth Marine School numbering circa 4,000, and tourist visitors, attracted to the town by its harbour, beaches, town centre and holiday accommodation, coastal scenery and visitor attractions.

Situated in Market Street, the property is in a prime retail position, with nearby occupiers including Marks and Spencer, Boots, Superdrug, EE, Salt Rock and Marks and Spencer.

DESCRIPTION

The premises comprise a ground floor retail shop with ancillary stores and offices on the first and second floors.

Well positioned in Falmouth's prime retail pitch the ground floor shop offers a prominent retail shop with large, double fronted glazed frontage leading into a good sized and well proportioned retail sales area. A stairwell to the side leads up to the first floor which offers, store room, staff, WC, kitchenette and office. The second floor offers a further store\stock room.

LEASE TERMS

Length 10/15 years
Reviews 5 yearly
Repair Full repairing
Use Al retail

Rent £57,500 per annum

ACCOMMODATION

The main details of the accommodation are as follows, all measurements and dimensions are approximate...

Gross Frontage 8.90m Net internal width 7.74m Shop depth 20.63m

Net internal sales area 181.35 sq m (1,952 sq ft)

First floor

WC

 Kitchen
 2.02m x 3.57m

 Staff room
 1.68m x 3.57m

 Office
 1.65m x 3.57m

Store room 8.48mx 3.79m plus 1.15m x 1.95m

Net area 53.21 sq m (573 sq ft)

Second floor

Store 8.64m x 8.67m (maximum)

Net area 63,12 sg m (679 sg ft)

Total Net Internal Area 297.68 sq m (3,204 sq ft)

BUSINESS RATES

51 Market Street Rateable Value £57.500

Prospective occupiers should confirm actual rates payable with Cornwall Council

EPC

Rating F-130

Certificate Number 0130-0035-2159-0702-1096

VIEWING/FURTHER INFORMATION

Strictly by appointment with joint agents:

SBC Property Daniell House Falmouth Road Truro Cornwall TR1 2HX

Tel: 01872 277397

Web site: www.sbcproperty.com

Email: barney@sbcproperty.com or mike@sbcproperty.com

FAO Mike Scott or Barney Peters

Or

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Leeds LSI 4LY

Tel: 0113 244 9020 Mobile: 07711 718105 Email: robin@bht.uk.com

FAO: Robin Hanson FRICS

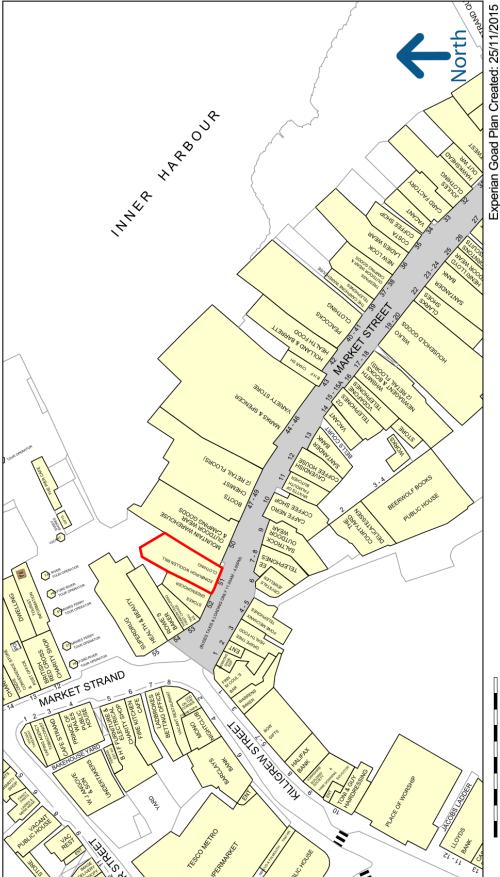
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Falmouth

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