

SBC
PROPERTY

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	A1 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)
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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 115m x 1.95m

Net area	53.21 sq m	(573 sq ft)
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Second floor

Store	8.64m x 8.67m	(maximum)
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Net area	63.12 sq m	(679 sq ft)
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Total Net Internal Area	297.68 sq m	(3,204 sq ft)
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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:

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Falmouth



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