

SBC
PROPERTY

01872 277397

TO LET 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 MOUNTAIN
WAREHOUSE, BOOTS, SUPERDRUG, EE, SALT
ROCK, CAFFÉ NERO, FULLY REFURBISHED

RENT - £40,000 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 and which is boosted by its wide catchment, students studying at Falmouth University & Falmouth Marine School, numbering circa 4,000, and tourist visitors attracted to the town by its harbour, beaches, town centre, holiday accommodation, coastal scenery and visitor attractions.

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

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..

The property has been extensively refurbished both internally and externally.

LEASE TERMS

Length	10/15 years
Reviews	5 yearly
Repair	Full repairing
Use	A1 retail
Rent	£40,000 per annum

INCENTIVES AVAILABLE SUBJECT TO TENANT STATUS AND LEASE TERMS

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)
<u>First floor</u>		
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)
<u>Second floor</u>		
Store	8.64m x 8.67m	(maximum)
Net area	63.12 sq m	(679 sq 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

Currently under reassessment to meet minimum standards.

VIEWING/FURTHER INFORMATION

Strictly by appointment with joint agents:

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