

49 ARWENACK STREET, FALMOUTH, TR11 3LB



- OFFERED WITH VACANT POSSESSION
 - VERSATILE RETAIL PROPERTY
 - POPULAR LOCATION WITH GOOD FOOT TRAFFIC
 - RESIDENTIAL ELEMENT SUBJECT TO PLANNING
 - ENERGY PERFORMANCE CERTIFICATE TBA
- OFFERS IN THE REGION OF
£300,000**

Miller Commercial

The business property specialists



LOCATION

Situated prominently in amongst the hustle and bustle of local traders, cafés, restaurants and leading to or from Falmouth Marina and Port Pendennis, this property fronts on to Arwenack Street, and is almost opposite Falmouth Custom House Quay. The property is also immediately opposite the famous Trago Stores, and Harbour Lights fish and chips.

DESCRIPTION

Incredibly, this property is five storeys in height and, apart from the front entrance, benefits from an access to its right hand side which provides an alternative means of entering a different part of the property. Accordingly, the property provides an opportunity for versatility and different uses.

We anticipate that the ground floor front and basement accommodation could be utilised by a retailer or professional advisor, and that the additional accommodation situated on first second and third floors can be used for residential purposes; subject to planning.

ACCOMMODATION

Ground floor shop/office: 343.4 sq ft (31.9 sq m)
 The ground floor rear shop/office 153.3 sq ft (14.24 sq m)
 Basement 459 sq ft (42.64 sq m)
 Ground floor corridor 3ft x 32.5ft (0.9m x 9.9m)
 Void Core (every floor)
 Ground floor WC
 Ground floor room 117 sq ft (10.8 sq m)
 Ground floor store 37 sq ft (3.6 sq m)
 First floor-three rooms/offices totalling 663 sq ft (61.6 sq m) plus WC plus extensive corridor
 Second floor-three rooms/offices totalling 358 sq ft (33.3) sq m plus landing of 112 sq ft (10.4 sq m)
 Third floor-single room of 181 sq ft (16.8 sq m) (minimum)

TENURE AND PRICE

Freehold with vacant possession.
 Guide price: £300,000.
 Our clients will only consider an unconditional sale.

LEGAL COSTS

Each party to bear their own.

VALUE ADDED TAX

The above price is quoted exclusive of VAT, where applicable.

LOCAL AUTHORITY

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
www.cornwall.gov.uk

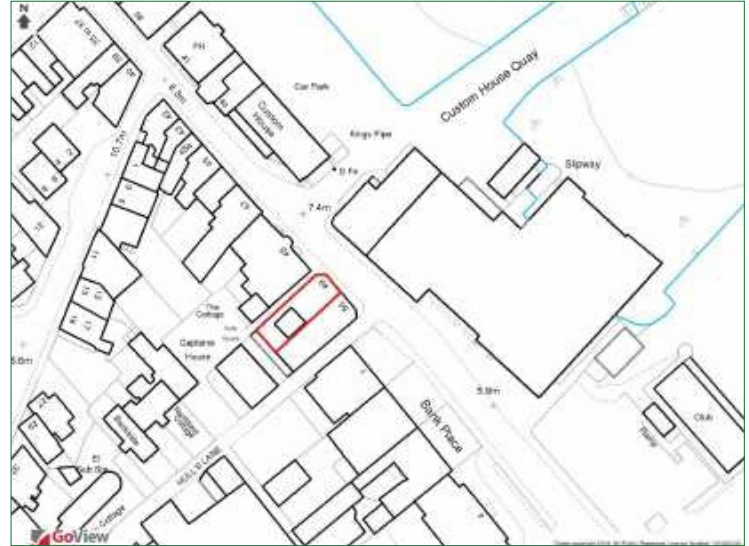
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band (TBA)

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Peter Heather on 01872 247007 / pgh@miller-commercial.co.uk or
 Tom Smith on 01872 247013 / ts@miller-commercial.co.uk or
 Jeremy Johnson on 01872 247032 / jj@miller-commercial.co.uk or
 Thomas Hewitt on 01872 247025 / th@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.



**ESTATES GAZETTE AWARDED
 MILLER COMMERCIAL**
 Cornwall's Most Active Agent
 8th Year Running



Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
 Property Investment Agency • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

Miller Commercial

