



NEW SHOPFRONT TO BE INSTALLED

RETAIL UNIT, 29-30 MARKET ST., FALMOUTH, TR11 3AH

RENTAL - £36,000 PER ANNUM EXCL. PLUS VAT.

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The property is located at the southern end of Market Street, close to Church Street and Fish Strand Quay, within Falmouth town centre's principal retail pitch, benefitting from strong footfall.

Nearby occupiers include Superdrug, Boots, Joules and Seasalt, alongside a vibrant mix of independent retailers, bars and restaurants including The Grapes, Indidog, Cribbs and Verdant Seafood Bar.

The town is well served by public car parks, with Church Street Car Park being Located with 50m, and is within easy reach of Gyllyngvase, Swanpool, Castle and Maenporth beaches.

DESCRIPTION:

Set on Falmouth's busy Market Street, this former bank occupies one of the town's most established retail pitches, benefitting from strong year-round footfall and the consistent passing trade associated with one of Cornwall's most popular coastal towns.

The property forms the ground floor of a mid-terraced building and provides a self-contained lock-up unit with an attractive glazed frontage, offering strong visibility within the streetscape. The accommodation will be offered in shell condition with WC and kitchenette facilities installed, providing incoming occupiers with the flexibility to create a bespoke fit-out to suit their individual requirements, including flooring, ceilings and internal finishes.

**SCHEDULE OF ACCOMMODATION:**

Retail Area 83.2 sq.m (896 sq.ft)

WC

Kitchenette

The premises will be presented in shell finish with a new shopfront, wc and kitchenette.

SERVICE CHARGE:

To be advised.

LEASE TERMS:

The premises are offered by way of a new proportional full repairing and insuring lease, the terms of which are open to negotiation.

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.

BUSINESS RATES:

The current Rateable Value is £59,000; however, this relates to the building as a whole. This will be re-assessed following completion.

ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate will be made available following completion of the works being undertaken to subdivide the space from the remainder of the building.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

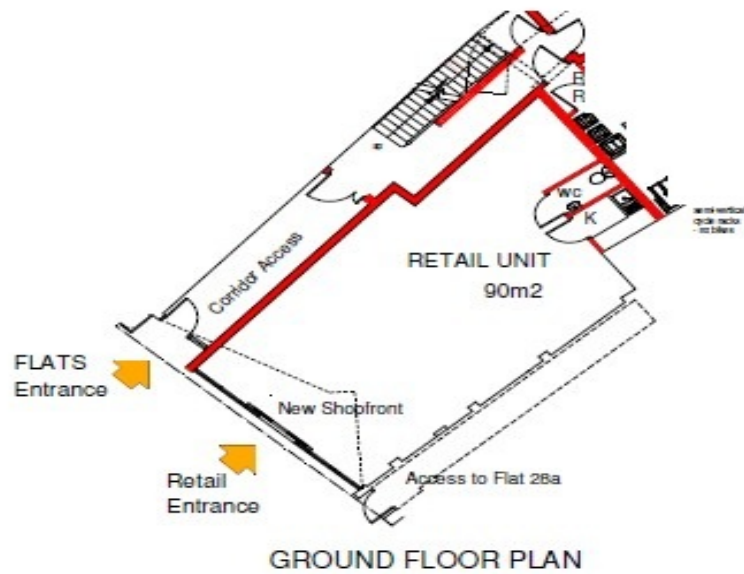
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed 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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