

Miller Commercial

Chartered Surveyors and Business Property Specialists



4 Webber Street, Falmouth TR11 3AU

- FREEHOLD INVESTMENT FOR SALE
- RETAIL LET ON 5 YEAR LEASE
- PROMINENT CORNER POSITION
- UPPER FLOOR MAISONETTE SOLD OFF ON LONG
- ANNUAL GROUND RENT RECEIVABLE
- RECENTLY REFURBISHED
- RETAIL AREA 575 SQ FT (53.4 SQ M)
- EPC RATING - C (70)

Offers invited - Freehold

LOCATION

The property is located in one of the most sought after locations in Falmouth. At the junction of Webber Street and the High Street, the property is moments from the well known restaurants of Olivers, The Star & Garter and The Cave as well as Stone's Bakery and Old Brewery Yard; well known as the creative heart of Falmouth. Additionally, along the High Street and Market Strand are a number of independent bars, pubs and artisan coffee shops & retailers.

PROPERTY

The property comprises a prominent and easily visible ground floor retail unit, which benefits from return frontage onto Webber Street and the High Street. The property benefits from large windows to both elevations and the unit provides for a storage area at the rear with kitchenette and WC.

SCHEDULE OF ACCOMMODATION

Retail Net Internal Area 575 sq ft (53.4 sq m).

LEASE TERMS

Freehold,

The retail unit is currently let to a local covenant on a seven year term with five year break from November 2019 on a stepped rental excluding VAT of:

Year 1 £10,000 pax

Year 2 £11,000 pax

Year 3 £12,500 pax

Year 4 £14,000 pax

Year 5 onwards £15,000 pax

We understand there is a ground rent payable to the freeholder of £25 per annum from the residential flat above who also form part of the whole building and have been sold off on a long leasehold.

EPC

The Energy Performance Certificate for this property is C (70).

BUSINESS RATES

We understand the property has a rateable value of £13,500. As such, small businesses operating out of one business premises only should benefit from 50% relief on the rates payable. We therefore estimate rates payable to be approximately £3,300 per annum. However, do not rely on this information and please make your own enquiries with the local authority.

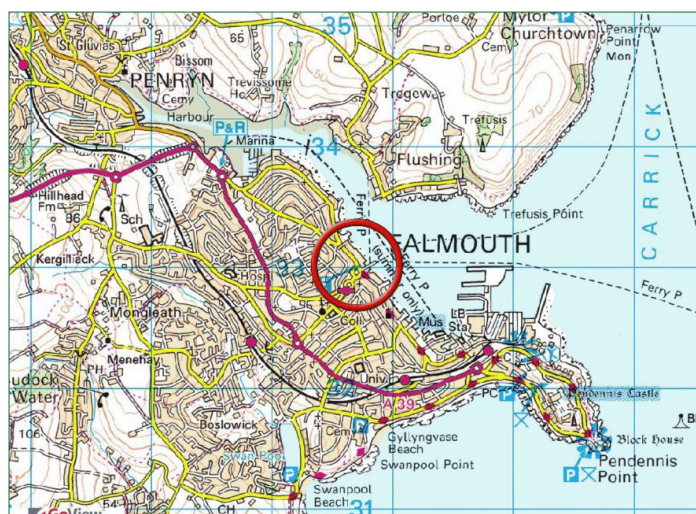
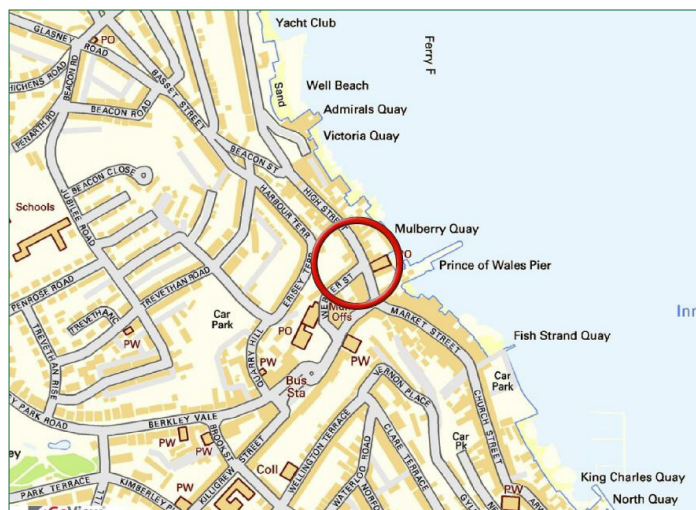
SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989 South West Water: 0800 1691144 Transco: 0800 111 999

VAT

All the above prices/rentals are quoted exclusive of VAT. Please note we understand from the Landlord that this



property is registered for VAT and therefore this will be added to the rent.

CONTACT INFORMATION

For further information or an appointment to view please contact Sole Agents, Miller Commercial:

Thomas Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

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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