

RETAIL UNIT TO LET

FALMOUTH

SHOP 2 TIDEMILL HOUSE

DISCOVERY QUAY

CORNWALL TR11 3XP

SBC
PROPERTY

01872 277397



RETAIL UNIT TO LET

RETAIL PREMISES ON DISCOVERY QUAY

MODERN GROUND FLOOR SHOP NET AREA 57.50 SQ M (619 SQ FT)

ADJACENT TO MUSTO, HUB BOX, THE SHED & NATIONAL MARITIME MUSEUM CORNWALL

LARGE GLAZED FRONTAGE, AVAILABLE IMMEDIATELY

RETAIL "E" USE WITH SCOPE FOR ALTERNATIVES

NEW LEASE £16,500 PER ANNUM

SHOP 2 TIDEMILL HOUSE, DISCOVERY QUAY, FALMOUTH

LOCATION

The property is located within Falmouth's town centre. Falmouth is a popular south Cornish coastal town, which has a resident population of circa 25,000 persons which is boosted by its wide catchment and students studying at Falmouth University & Falmouth Marine School, numbering circa 8,000. The town attracts high levels of tourist visitors, attracted to the town by its harbour, beaches, town centre, holiday accommodation, coastal scenery and visitor attractors.

Situated in Discovery Quay, the property is located in a parade of commercial units adjacent to one of the town's principal visitor car parks and the popular National Maritime Museum. Cornwall Nearby occupiers include Musto, Hub Box, Pizza Express, Tesco, Warrens, The Shed and The Shack.

DESCRIPTION

The property comprises a ground floor retail unit which has the benefit of a large glazed display window and a glazed entrance door with some return frontage to the car park, located to the entrance of Discovery Quay. The sales area is open-plan with a wc to the rear plus an under stair store.

The property has consent for retail use under Class E, offering the ideal opportunity to rent a shop in one of Falmouth's popular commercial locations. Alternative uses may be considered.

ACCOMMODATION

Areas are approximate.

Ground Floor
WC

57.50 sq m (619 sq ft)

LEASE TERMS

The property is offered by way of a new 5/10 year full repairing and insuring lease by way of a service charge, subject to 5-yearly rent reviews.

RENT

£16,500 per annum.

VAT

VAT is applicable to all payments under the lease.

BUSINESS RATES

Rateable Value £15,000

Prospective occupiers should confirm rates payable with Cornwall Council, which may include rates discounts.

EPC

The property has an EPC Rating of D (93) under Certificate Number 9020-6978-0331-6760-4034.



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