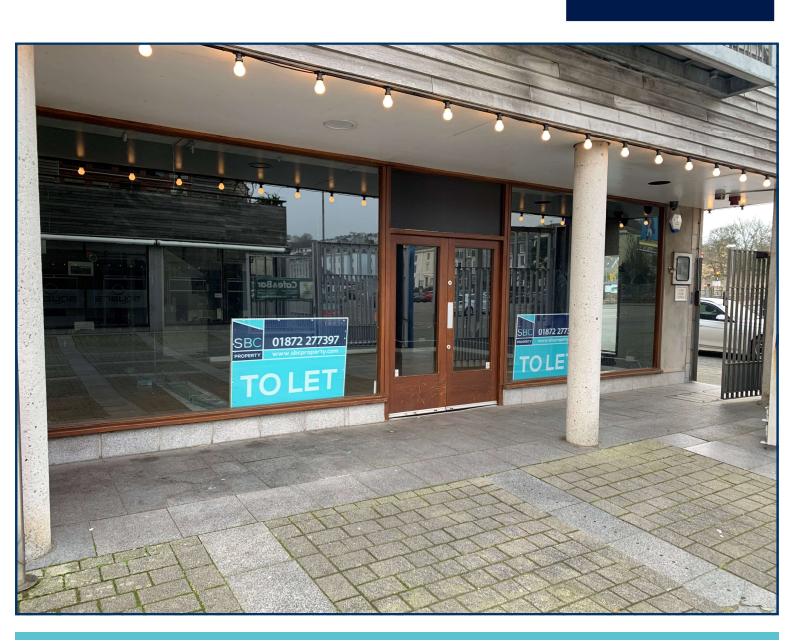
# RETAIL UNIT TO LET

## **FALMOUTH**

SHOP 2 TIDEMILL HOUSE DISCOVERY QUAY CORNWALL TRII 3XP



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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