



# RESTAURANT /CAFE TO LET FALMOUTH

11-12 CHURCH STREET  
FALMOUTH  
CORNWALL  
TR11 3DR

CENTRALLY LOCATED PREMISES WITHIN FALMOUTH TOWN CENTRE  
GF SALES AREA, WITH STORES, WC, FF STORES/OFFICE  
CENTRAL BUSY TRADING POSITION, GRADE II LISTED  
NEW LEASE OFFERED, LATE OPENING HOURS POSSIBLE  
SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENTS)  
TO INCLUDE RETAIL SHOP, CAFE, GALLERY AND RESTAURANT  
DISCOUNTED BUSINESS RATES POTENTIALLY AVAILABLE

**RENT GUIDE £25,000 PER ANNUM**

ENQUIRE NOW

☎ 07738321136 / 01872 277397

✉ barney@sbcproperty.com

✉ enq@sbcproperty.com





## LOCATION

The property is located within Falmouth's town centre, occupying a core prime retail position. Falmouth is a popular south Cornish town, which has a resident population of circa 25,000 persons which is boosted by its wide catchment, students studying at Falmouth University & Falmouth Marine School, numbering circa 4,000, and tourist visitors attracted to the town by its harbour, beaches, town centre, holiday accommodation, coastal scenery and visitor attractions.

Situated in the popular Church Street, the property is in an excellent town position, with nearby occupiers including Anns Cottage, Fat Face and Sessions, as well as a variety of other commercial occupiers.

## DESCRIPTION

Centrally located retail unit with ground and first floor accommodation offering sales, stores, staff and offices. Suitable for a variety of businesses to include restaurant, café, retail and gallery.

## ACCOMODATION

### **Ground Floor**

Retail	-	596 sqft (55.5 sqm)
WC		
Kitchen	-	89 sqft (8.3 sqm)
Store	-	56 sqft (5.2 sqm)
First Floor Office	-	150sqft (13.9 sqm)
First Floor Store	-	240 sqft (22.3 sqm)
First Floor Store 2	-	141 sqft (13.1 sqm)
First Floor Store 3	-	42 sqft (3.9 sqm)
First Floor WC		
<b>Total Area</b>	-	<b>122.20 sqm (1315 sqft)</b>

## LEASE TERMS

The property is offered by way of a new lease with terms to be agreed at **£25,000** per annum.

## BUSINESS RATES

The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value (2023 List) - £23,000

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation and execution of the new lease.

## EPC

11-12 Church Street has a EPC Rating of D under Certificate Reference Number **9200-5940-0321-3850-7024**

## PLANNING

Interested parties should make their own enquiries to confirm permitted uses under planning consents.


## VAT

No VAT applicable

## VIEWINGS

By appointment with joint sole agents SBC Property or Miller Commercial. Jonny Bright - 07425311949 - [jb@millier-commerical.co.uk](mailto:jb@millier-commerical.co.uk)

Barney Peters -

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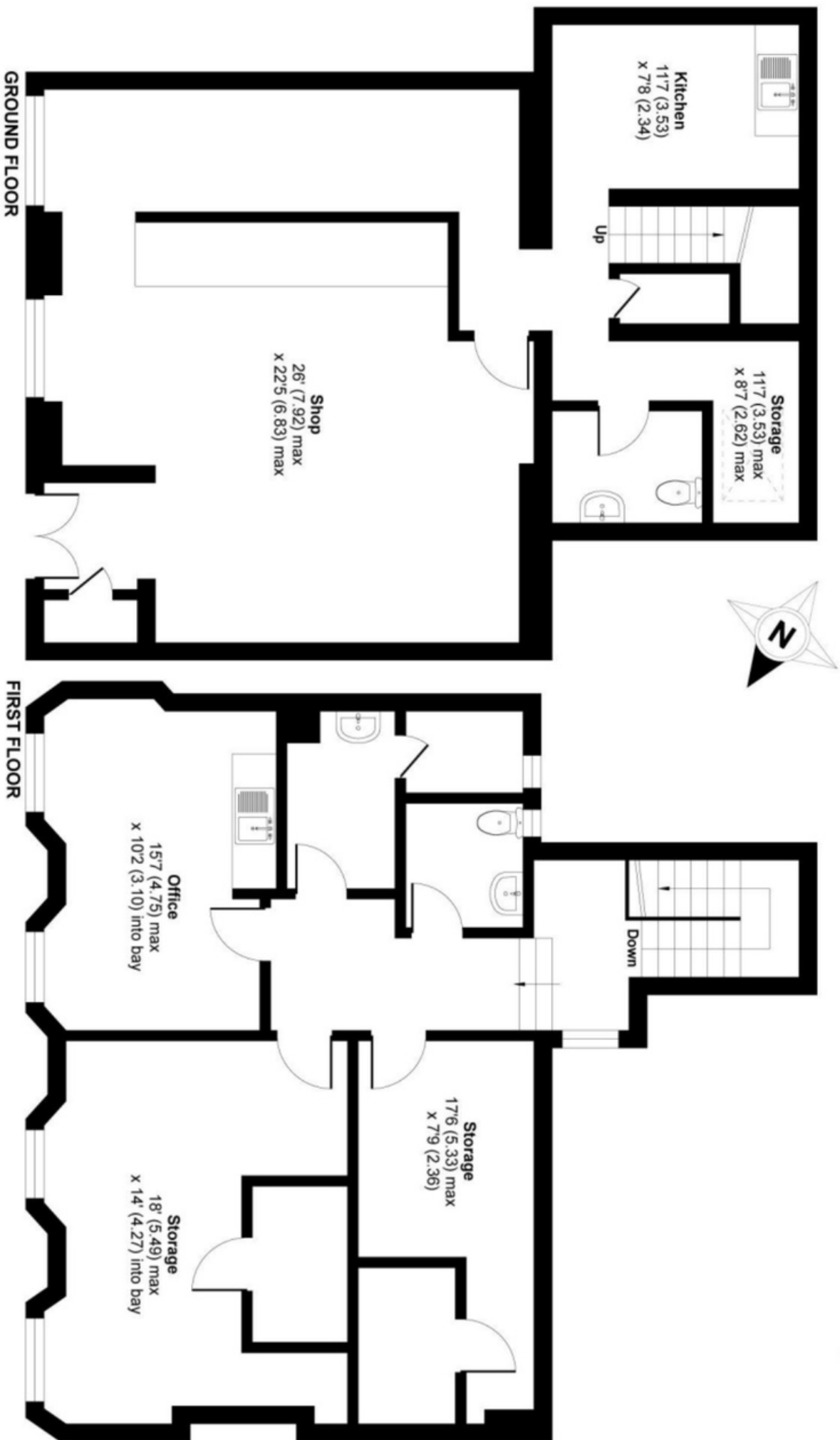
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SBC Property is the trading name of Scott Burridge Commercial LLP

# 11 12 Church St, Falmouth, TR11 3DR

Approximate Area = 1663 sq ft / 154.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2023. Produced for Miller Commercial LLP. REF: 954655