



RETAIL UNIT FOR SALE

SBC
PROPERTY

35 KILLIGREW STREET FALMOUTH, CORNWALL TR11 3PW

- GROUND FLOOR RETAIL UNIT WITHIN FALMOUTH'S POPULAR MOOR AREA
- SITUATED AMONGST A NUMBER OF NICHE RETAILERS
- NEAR THE TOWN'S SHORT STAY CAR PARKS
- NET INTERNAL AREA 48 SQ M (514 SQ FT)



£130,000 FOR THE LONG LEASEHOLD INTEREST

LOCATION

The property is situated in the busy, vibrant and ever popular town of Falmouth, Cornwall. The town has a resident population of approximately 20,000 persons which increases substantially during the tourist season with a large number of visitors attracted by the local beaches, maritime facilities and Falmouth Maritime Museum.

The property is situated in close proximity to Falmouth College's town centre campuses at Wood Lane and the Marine College in Killigrew Street. The Moor area of the town is a popular area amongst the student population and the main bus stops and short stay shoppers' car parks are located close by.

DESCRIPTION

The premises comprise a ground floor lockup retail unit with rear ancillary storage and toilet facilities.

ACCOMMODATION (Areas are approximate)

We have calculated the following net internal area.

Retail Sales	47.80 sq m	(514 sq ft)
WC		

PRICE

£130,000 for the remainder of the long leasehold interest from 24th June 2005 (999 years), paying a ground rent.

PLANNING

The premises benefit from an existing E Class but other uses may be considered, subject to landlords and planning consents being obtained.

RATEABLE VALUE

The tenants are 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.

Shop & Premises	Rateable Value (2023 List)	£8,000
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EPC

The property has an EPC Rating of B under Certificate Number 0632-4134-1716-6057-7351

VAT

To be confirmed.

LEGAL COSTS

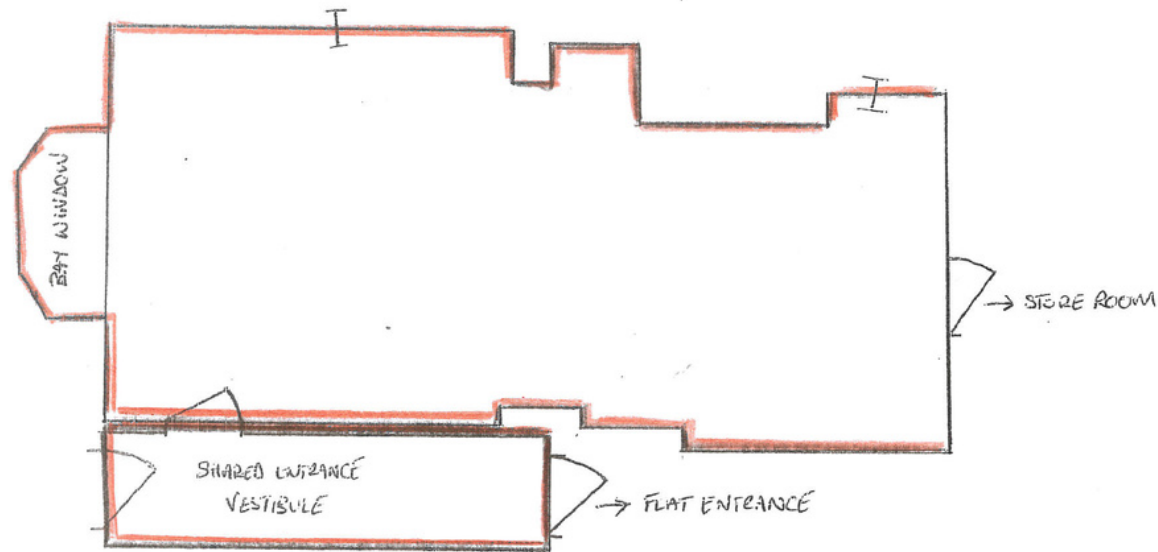
The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs incurred in the preparation and execution of the lease.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

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CHARTERED SURVEYORS

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