



FALMOUTH RETAIL SHOP TO LET

13 CHURCH STREET FALMOUTH CORNWALL TR11 3DR

- TOWN CENTRE RETAIL SHOP
- GLAZED SHOPFRONT TO POPULAR CHURCH STREET
- BUSY TRADING POSITION
- NEARBY OCCUPIERS INCLUDE FATFACE, SEASALT, ANN'S COTTAGE
- CLOSE TO MAIN SHOPPERS CAR PARKS
- GROUND FLOOR TOTAL NIA CIRCA 38.90 SQM (419 SQFT)
- SUITABLE FOR USES UNDER CLASS E TO INCLUDE RETAIL SHOP, CAFE, GALLERY
- DISCOUNTED BUSINESS RATES POTENTIALLY AVAILABLE TO QUALIFYING OCCUPIERS
- NEW LEASE AVAILABLE



£15,500 PER ANNUM

LOCATION

13 Church Street is situated in a central position within the popular south Cornish coastal town of Falmouth. Combined with the adjoining town of Penryn, the town has a resident population of circa 30,000 persons, boosted further by a large number of tourist visitors to the area and the approximate 8,000 full-time students studying at local University and College.

The property is situated in a vibrant area of the town centre, occupied by a mix of retailers to include Sea Salt, Quba, coffee shops, estate agents and is in close proximity to the town's shoppers car parks.

DESCRIPTION

Ground floor sales area with a large glazed shop front and entrance door leading into an open plan sales area with high ceilings.

A partition to the rear creates a storage and staff area plus WC.

The property is ideally suited for a variety of uses to include retail, office, gallery, cafe, beauty and hairdressing.

LEASE TERMS

A new 7 year lease on proposal and full repairing and insuring terms, subject to 3rd year rent reviews.

RENT

£15,500 per annum

ACCOMMODATION

Sales area _ 26.77 sq m
Store area _ 6.92 sq m (Areas are approximate)

Store _ 4.01 sq m
WC

Total Net Area - 38.9 sq m (419 sq ft)

VAT

We are advised that the property is currently not elected for VAT.

Please note fixtures & fittings are not included.



BUSINESS RATES

Current rateable value (1 April 2023 to present) £13,250

Prospective occupiers should confirm actual rates payable and current available discounts with the Cornwall Council.

EPC

13 Church Street has an EPC rating of C.

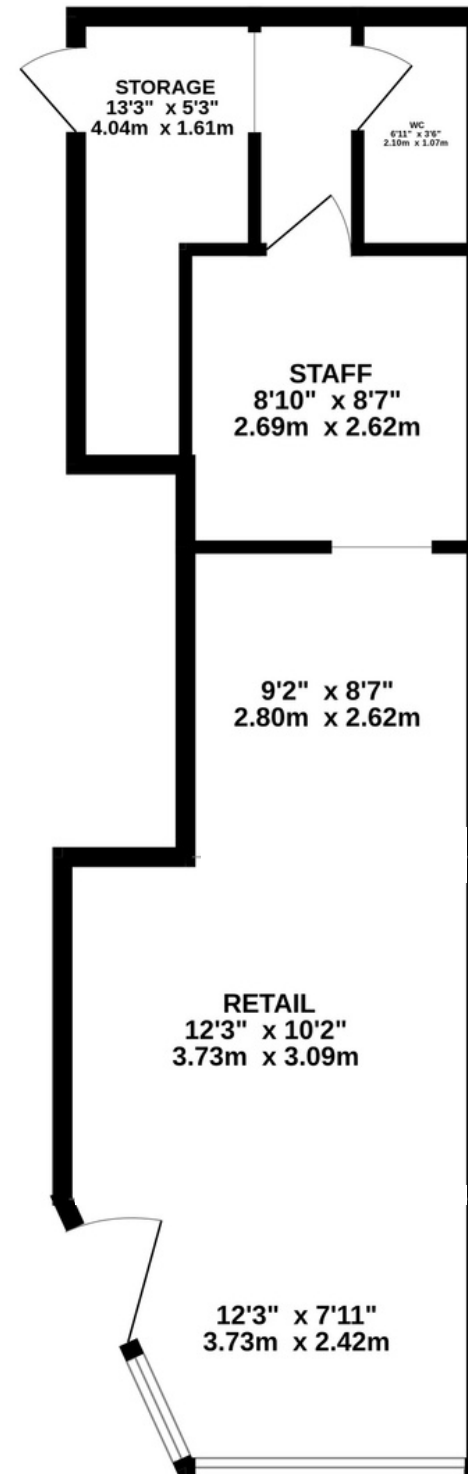
Under certificate number:4323-1002-6450-8139-8735

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with sole letting agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Barney Peters
TEL : 07738321136
EMAIL: barney@sbcproperty.com





Not to scale for identification purposes



CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 **277397**
F: 01872 **245806**
E: Barney@sbcproperty.com

SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.