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53

51 KILLIGREW STREET

SBC
PROPERTY

51 KILLIGREW STREET FALMOUTH, CORNWALL TR11 3PW

- GROUND FLOOR RETAIL UNIT
- WITHIN FALMOUTH'S POPULAR MOOR AREA
- SITUATED AMONGST A NUMBER OF NICHE RETAILERS TO INCLUDE ENJOY, BRETT'S, ESPRESSINI
- GROUND FLOOR SALES, KITCHEN, WC'S
- NEAR THE TOWN'S SHORT STAY CAR PARKS
- NET INTERNAL AREA 34.19 SQ M (368 SQ FT)
- NEW LEASE AVAILABLE

£9,500 PER ANNUM



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 University's town centre campuses 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.

A glazed shop front over looks Killigrew Street with a door way into the main sales area with a tiled floor, natural decoration, existing counter with steps up to the kitchen area and WC.

ACCOMMODATION (Areas are approximate)

We have calculated the following net internal area taken from VOA website.

Retail Sales	28.29 sq m	(305 sq ft)
Kitchen	5.95 sq m	(64 sq ft)
WC		
Total Net Area	24.19	(368 sq ft)

LEASE TERMS

A new 6 year lease on a proportional full repairing terms at a rent of £9,500 per annum. Class E uses considered.

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) £5,600
Qualifying occupiers will benefit from nil rates payable.

EPC

The property has an EPC Rating of C under Certificate Number 9916-9079-2508-2910-8044

VAT

No VAT is applicable.

LEGAL COSTS

Prospective tenants are to contribute to the landlords legal costs.

VIEWING/FURTHER INFORMATION

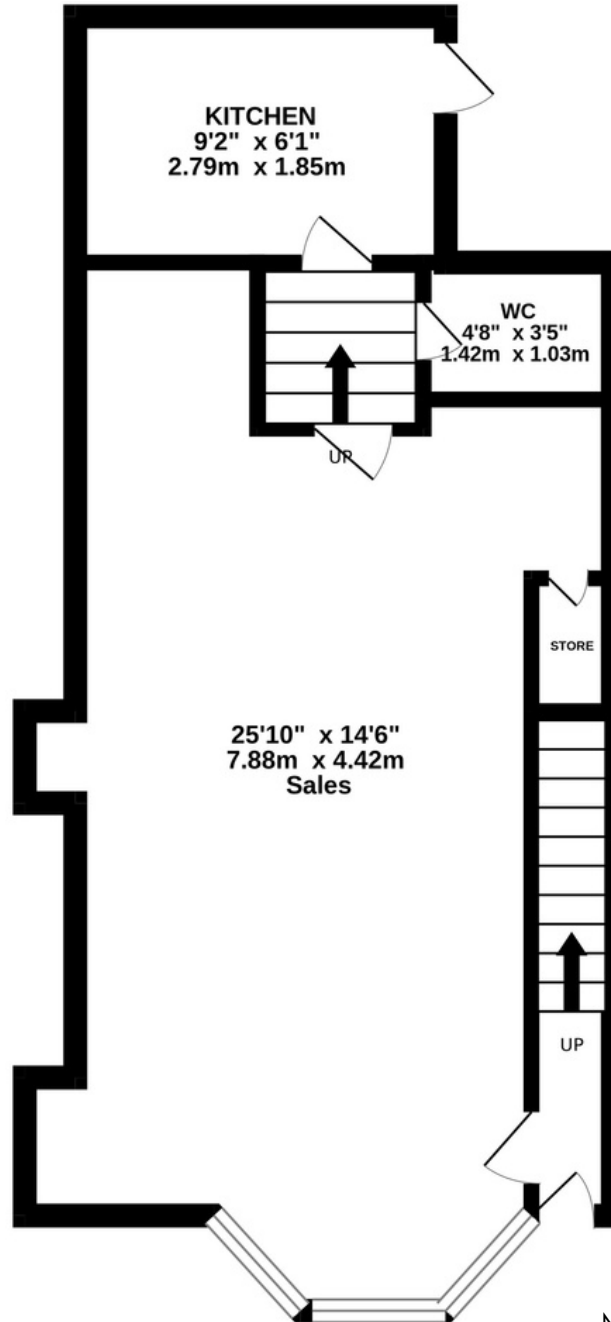
Viewing strictly by appointment with the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

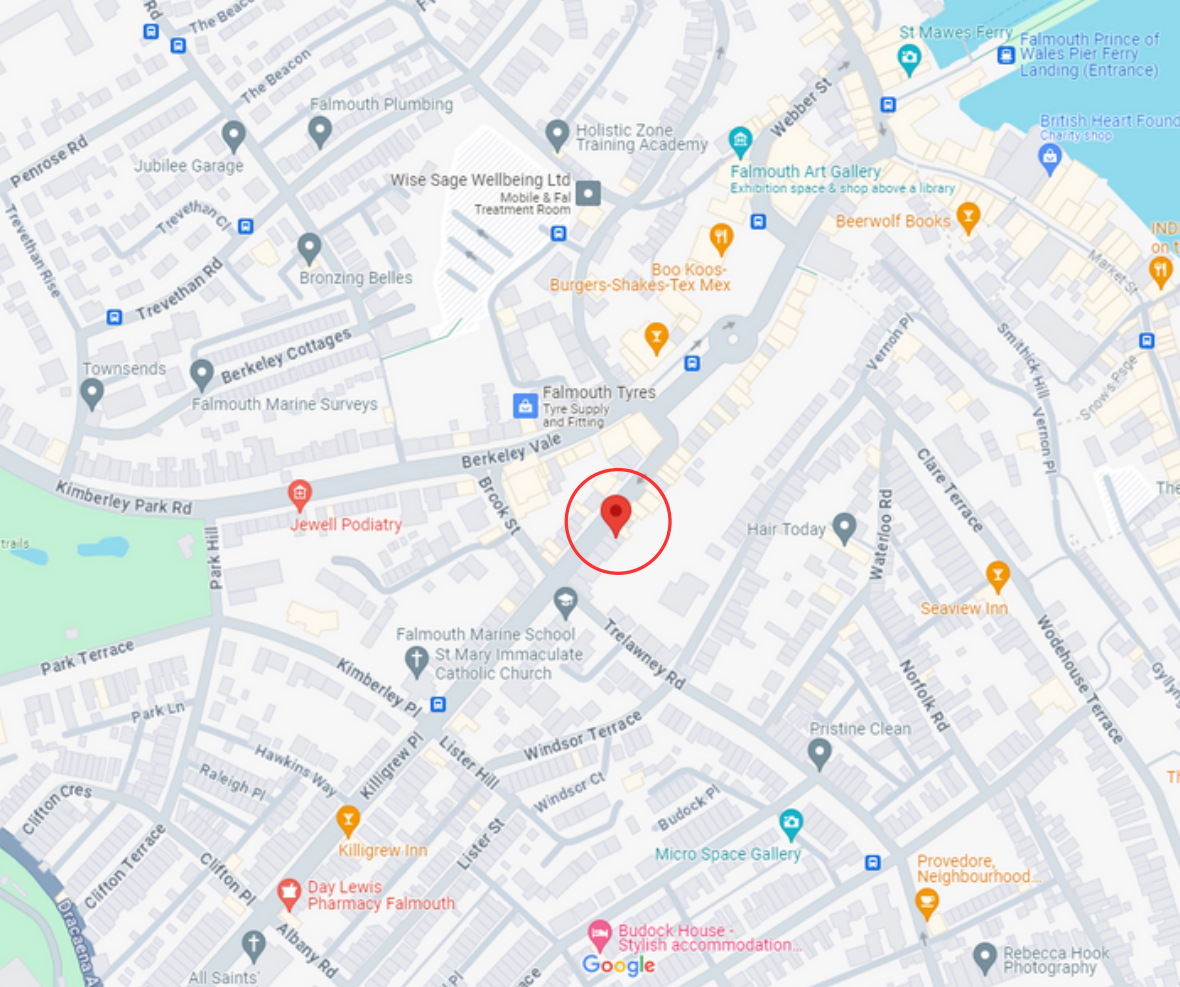
FAO : **Barney Peters**
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FLOOR PLAN



Not to scale (all measurements and dimensions are approximate)



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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