



TATTOOS

PIERCINGS

gamuffins

Tattoos
Tel. 01326 211166
www.jasonlongtattoo.co.uk

The Beauty Spot
0782113586

TARQUIN'S Gin Shop & Tasting Room

Furrow & Tide 58

CORNISH
ARTS
CRAFTS
AND
MORE

FURROW & TIDE, FALMOUTH



FURROW & TIDE

58 CHURCH STREET

FALMOUTH

CORNWALL TR11 3DS

- BUSY FALMOUTH TOWN CENTRE RETAIL BUSINESS
- UNIQUE 100% CORNISH CRAFT AND GIFT RETAIL SHOP
- ESTABLISHED RETAIL BUSINESS WITH ALL YEAR ROUND TRADE
- GLAZED SHOPFRONT TO POPULAR CHURCH STREET WITH HARBOUR VIEWS
- BUSY TRADING POSITION IN POPULAR CORNISH COASTAL TOWN
- NEARBY OCCUPIERS INCLUDE SEASALT, SPECSAVERS, ANN'S COTTAGE
- INCLUDES PARKING SPACE BUT CLOSE TO MAIN SHOPPERS' CAR PARKS
- GROUND FLOOR TOTAL NIA CIRCA 59.04 SQ M (636 SQ FT)
- LEASEHOLD : RENT £23,000 PER ANNUM



BUSINESS : £29,950



LOCATION

Furrow & Tide 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, Tarquins Gin, Baker Tom, as well as being a short distance from the core retail centre. One of the town's main car parks is directly behind the property.

DESCRIPTION

This property offers a ground floor sales area with a glazed shopfront and entrance door leading into a widening sales area with rear harbour views.

Further storage area and a WC is found at basement level, with a door to the car park to the rear, with one allocated parking space within the shop lease.

INVENTORY

Normal fixtures and fittings associated with this type of property are included in the sale. A detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

THE BUSINESS

Furrow & Tide is a charming craft retail shop located in the heart of Falmouth, Cornwall, specialising in showcasing the best of Cornish craftsmanship, offering a wide range of unique, 100% Cornish products featuring a diverse selection of handcrafted items, including ceramics, textiles, wooden sculptures, jewellery, and sea glass creations.

This unique business retails approximately 90 individual Cornish suppliers who pay a display fee for their products to be stocked in the shop with commission paid on sales through the shop and website.

Furrow & Tide also hosts workshops and events, providing a platform for artists to demonstrate their skills and connect with the community.

Accounting information will be available to interested parties following an initial viewing appointment.

For more details, visit our client's website at <https://furrowandtide.co.uk>. The site has recently been meticulously redesigned to highlight its online store and professionalism, included within the sale.

SERVICES

Services connected to the premises include mains electricity, water and drainage. *(We would point out that no testing of the services has been carried out by the agent.)*

VAT

All prices are exclusive of VAT.

ACCOMMODATION

(Areas are approximate and should be verified. Taken from valuation office website)

- Shop width - 3.6 m widening to max 5.4
- Maximum depth - 13.0 m
- Sales area - 47.06 sq m (507 sq ft)
- Store - 1.38 sq m (15 sq ft)
- Basement Store - 10.6 sq m (114 sq ft)

Total Net Area - 59.04 sq m (636 sq ft)

PRICE

Guide Price £29,950.

LEASE TERMS

The premises are available by way of a lease assignment the salient points of which are as follows:

- Term - 5 years from 30 March 2022
- Repair - Proportional full repairing
- Use - Class E (no food)
- Rent - £23,000 per annum
- Reviews - 31 March 2024 and 2026 to market value or RPI

BUSINESS RATES

Current rateable value (1 April 2023 to present) £15,500

We believe that qualifying occupiers will benefit from business rates relief. Potential occupiers should check actual rates payable with Cornwall Council.

EPC

58 Church Street has an EPC rating of E
Certificate Number : 0820-0133-7929-3922-5002
Expiry Date : 6 March 2027

VIEWING/FURTHER INFORMATION

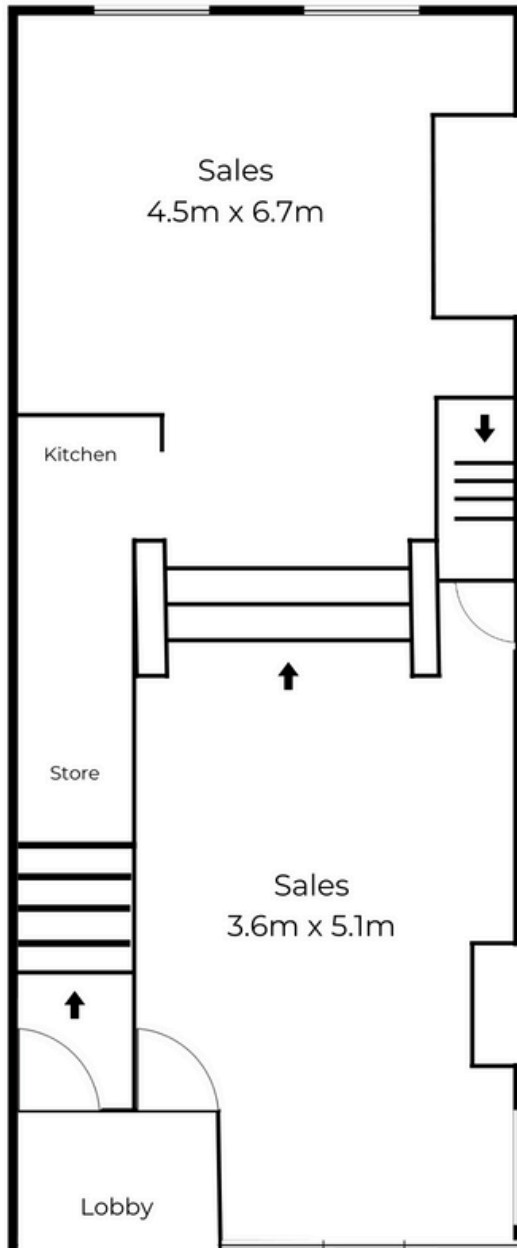
Viewing strictly by appointment with sole letting agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

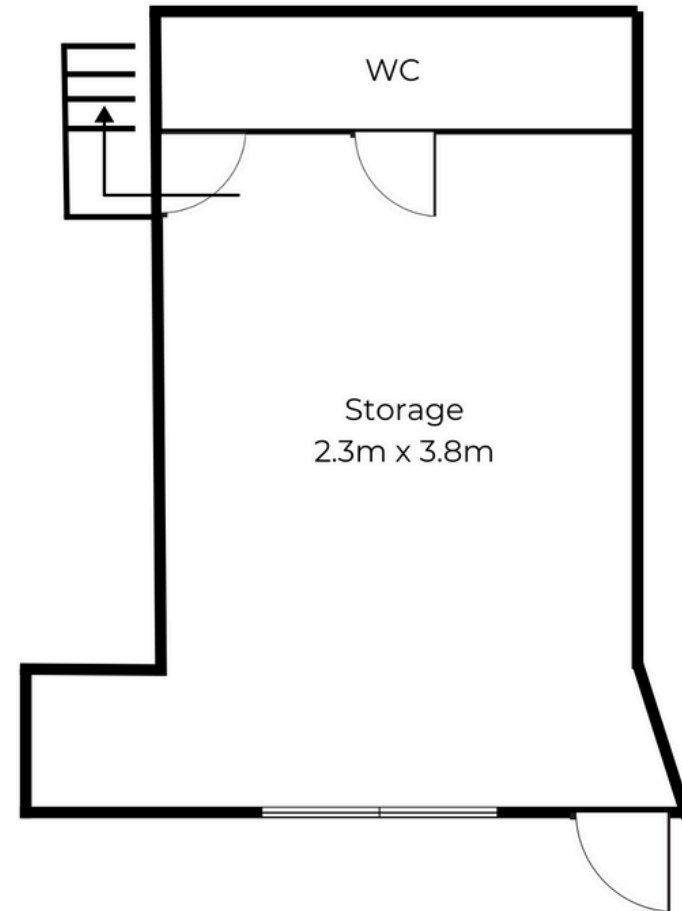
FAO : Barney Peters
TEL : 07738321136
EMAIL: barney@sbcproperty.com

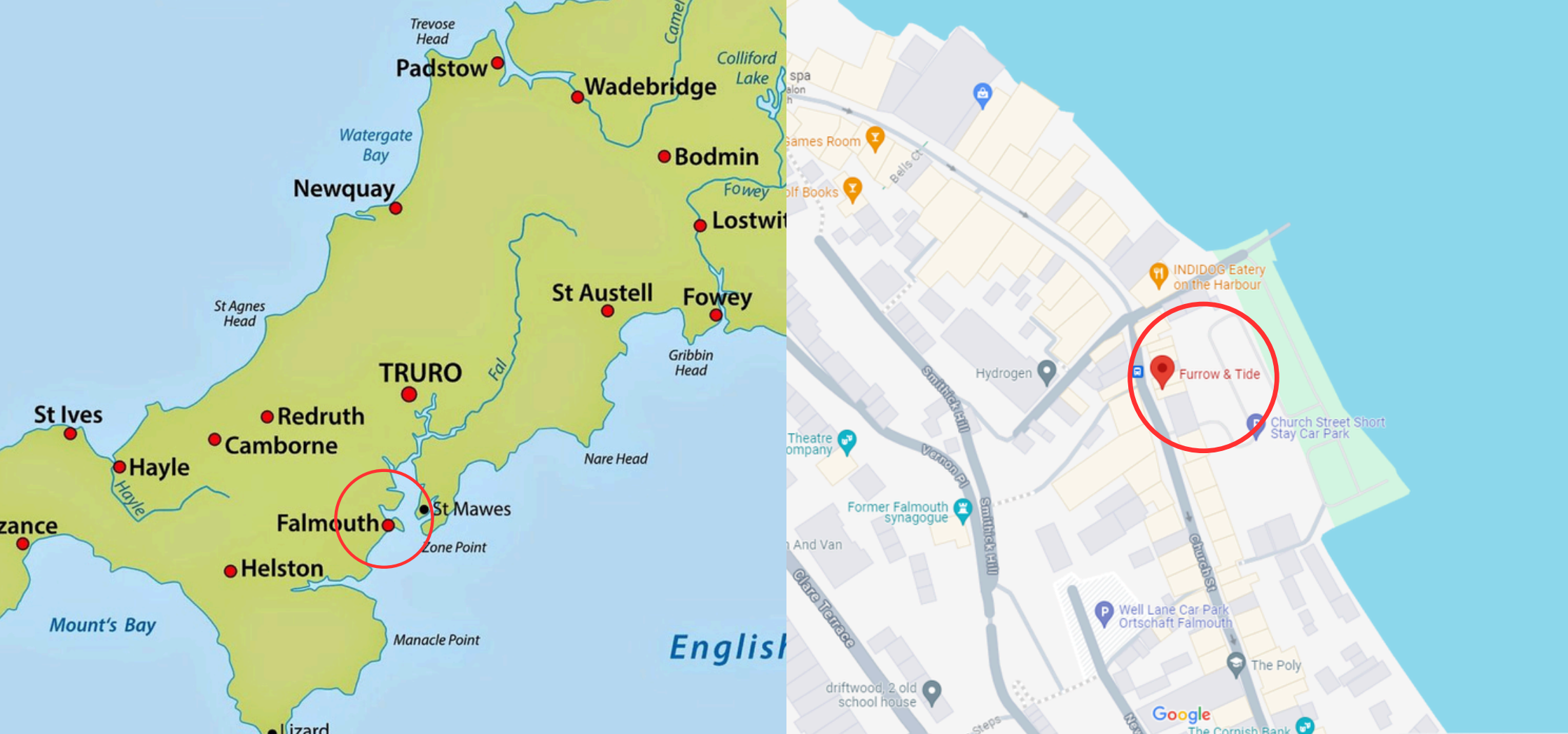


Ground Floor



Basement level





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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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.

