

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: 4643/2

RETAIL PREMISES TO LET

**54 CHURCH STREET, FALMOUTH,
CORNWALL TR11 3DS**

Ground floor sales area 39.31 m² (423 ft²)

plus lower ground floor office, kitchenette and WC

Available on a new lease at £15,000 per annum



**Contact: Stuart Sly or Rosie Brenton
17a River Street
Truro
TR1 2SQ**

**Tel: (01872) 261216
Email: all@charterwood.com**

Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract.

LOCATION:

Falmouth is one of the County's leading holiday resorts with an increasingly long season, encouraged by several quality marina developments together with the National Maritime Museum. The town has a resident population of around 28,000 persons which increases considerably during the summer months. The town also has a significant student population with the main hub site for the Combined University of Cornwall located in the neighbouring town of Penryn accommodating 5,000 students. The town has a good mix of independent and national retailers.

SITUATION:

The property lies on the eastern side of Church Street and the rear elevation backs onto the local authority owned Church Street carpark and enjoys views over the inner harbour. Nearby occupiers include Quba & Co., Heather and Lay Estate Agents, the St George's Arcade Indoor Market and Mango's Bar and Restaurant.

DESCRIPTION:

54 Church Street comprises a ground floor sales area with a lower ground floor office, kitchenette and staff WC. The shop is suitable for a variety of uses including retail, estate agent, financial services, medical and health services or offices.

ACCOMMODATION: (All dimensions and areas are approximate)**Ground Floor**

Sales area	39.31 m ²	(423 ft ²)
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Lower Ground Floor

Office	35.88 m ²	(386 ft ²)
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Kitchenette	4.47 m ²	(48 ft ²)
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Staff WC		
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NEW LEASE:

The premises are available on a new proportional full repairing lease for a term to be agreed.

TERMS:

Rent: £15,000 per annum payable quarterly in advance.

RATES:

Rateable Value: £16,750

For further details on rates payable contact Cornwall Council on 0300 123 4171.

VAT:

The property is not registered for VAT

COSTS:

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

SERVICES:

The property is connected to mains water, electricity and drainage. We have not tested the services connected to the premises and the ingoing tenant should carry out their own inspections.

INSURANCE:

A contribution towards the insurance will be payable by the tenant.

PLANNING:

Ingoing tenant should satisfy themselves that their proposed use complies with the existing planning consent.

MONEY LAUNDERING REGULATIONS

In line with The Money Laundering Regulations 2017, Charterwood are obliged to verify ID for all parties that are conducting property transactions through the Company.

ENERGY EFFICIENCY RATING:

The property has an Energy Performance Asset Rating of 67 lying within Band C.



Certificate Reference Number: 0320-0831-5949-5998-4002

Report Reference Number: 0495-9885-4940-3900-2103

VIEWING:

Viewing arrangements may be made through Charterwood on (01872) 261216.

Contact Stuart Sly – stuart@charterwood.com

or Rosie Brenton – rosie@charterwood.com



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The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

CHARTERWOOD for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.