

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: C2582

SHOP FOR SALE

**15 MARKET STRAND, FALMOUTH
CORNWALL, TR11 3DE**

**Total Sales Area: 47.29m² (509ft²)
Plus ancillary staff/store**



**Contact: Chris Waters or Jo Counter
17a River Street
Truro
TR1 2SQ**

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Fax: (01872) 261359
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, situated approximately 12 miles south west of Truro. The town has a resident population of around 28,000 persons which increases considerably during the summer months, partly due to its strong maritime history which makes Falmouth a very popular venue for yachting and dinghy racing events. The area 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 Falmouth For Business website reports Falmouth to have the lowest empty retail unit rate, at 6%, throughout the South West. The town has a good mix of independent and national retailers including Marks and Spencer and niche retailers such as Henri Lloyd and Seasalt.

SITUATION:

The property is situated in a busy secondary trading location with eclectic variety of nearby businesses including food outlets, estate agents and retailers. The Prince of Wales Pier and The Moor are in close proximity.

DESCRIPTION:

The ground floor shop is of regular shape and has good natural lighting as a result of a large glazed frontage. The open plan layout of the main space provides good sales accommodation. Additional retail space is situated to the rear of the premises which would equally suit as a kitchen, manager's office or storage. There is also staff accommodation at the rear of the premises which again can be used for storage purposes. The basement offers scope for further storage.

LEASE:

New proportional full repairing and insuring lease available at a rent of £13,000 per annum. Terms to be agreed. Current service charge contribution for external maintenance, management and insurance is approximately £1,200 per annum.

SALE:

Consideration would be given to selling the long leasehold interest and 1/7 freehold of the building at offers in excess of £200,000.

ACCOMMODATION: (All dimensions and areas are approximate)

| | | |
|--------------------|---------------------|------------------------|
| Net internal width | 5.08m | |
| Total Shop depth | 11.43m | |
| Main Sales area | 32.91m ² | (354ft ²) |
| Rear Sales | 14.38m ² | (155 ft ²) |
| Staff/Store | 8.23m ² | (89ft ²) |
| WC | | |
| Basement storage | | |

VAT:

We understand that VAT is not payable on the rental.

RATES:

Rateable value £10,250 (2017 List)

Enquiries regarding rates payable should be made with Cornwall Council – 03000 1234171.

SERVICES:

We have not tested the services connected to the premises and the ingoing tenant/purchaser should carry out their own inspections.

COSTS:

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

MONEY LAUNDERING REGULATIONS:

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

VIEWING:

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

Contact Chris Waters – chris@charterwood.com

or Jo Counter – jo@charterwood.com

ENERGY EFFICIENCY RATING:



THIS PROPERTY HAS A RATING OF 127

Certificate Reference Number: 9900-5998-0369-1200-5090
Report Reference Number: 9519-4000-1996-0590-2891

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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.