



## 29-30 MARKET STREET, FALMOUTH, TR11 3AH

The front part of the property is mid terraced three storey building with large basement under a pitch tile roof, with the rear section two storey with two elements of flat roof. The shopfront is slightly set back from the pavement and consists of a mix of glazing and hard frontage, which once contained a cashpoint. To the rear, the property has direct views out onto the river. Internally the property has been stripped out but remains very much within keeping of a former banking premises with a number of small offices and open retail space on the ground floor and larger open plan office area on the first floor. The second floor has a staff room with kitchenette and male and female WC's. The basement is a mix of plant, storage and safe rooms.

- **RETAIL UNIT TO LET UNDER A TENANCY AT WILL**
- **PROMINENT TOWN CENTRE LOCATION**
- **HIGH LEVELS OF FOOTFALL**
- **DIRECT SEA VIEWS FROM THE REAR**
- **7,114 SQ FT OVER FOUR FLOORS**
- **EPC C (53)**

**£20,000 PER ANNUM EXCLUSIVE LEASEHOLD**

**LOCATION:**

The property is located at the southern end of Market Street close to the junction of Church Street and Fish Strand Quay within the town centre. There are a number of national occupiers in close proximity including Clarks, WH Smith, Superdrug, Boots, Mountain Warehouse and SeaSalt, as well as a number of independent traders, bars, pubs and restaurants. There are also large car parks situated at either end of the town both within walking distance.

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**SCHEDULE OF ACCOMMODATION:**

Ground Floor – 233.74 Sq m (2,516 sq ft) First Floor – 214.27 Sq m (2,306 sq ft) Second Floor – 44.84 Sq m (483 sq ft) Basement (from VOA) – 168.06 Sq m (1,809 sq ft)

**LEASE TERMS:**

The premises are available under a Tenancy at Will at £20,000 per annum exclusive with other terms to be agreed.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £69,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (53).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

or our joint agent Burston Cook:

Julian Cook on 0117 934 9977

[julian@burstoncook.co.uk](mailto:julian@burstoncook.co.uk)





50 metres

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