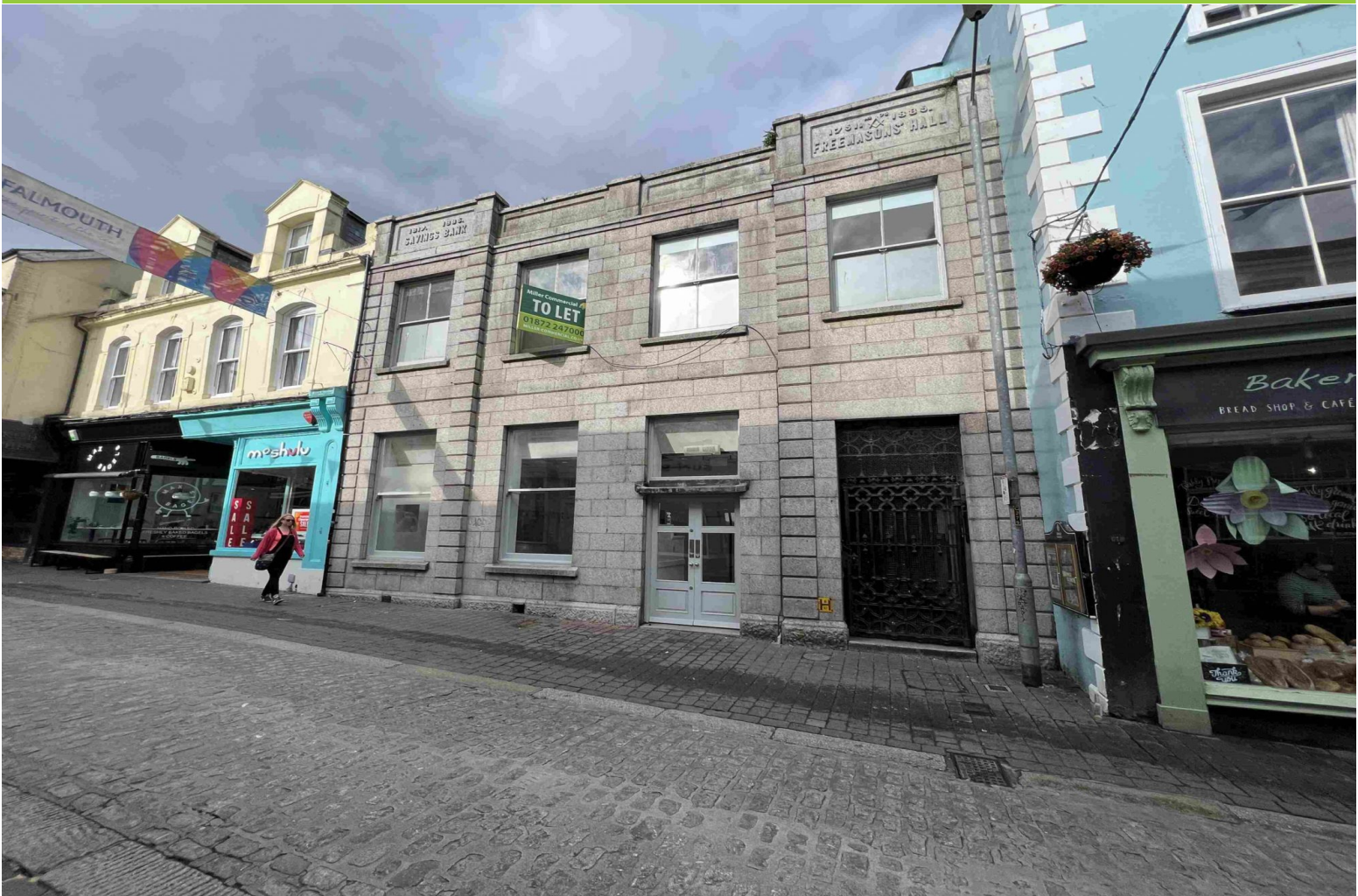


# Miller Commercial



Chartered Surveyors and Business Property Specialists



## 11-12 CHURCH STREET, FALMOUTH, TR11 3DR

- NEW LEASE OFFERED & LOW RATES
- GRADE II LISTED BUILDING
- 1,314 SQ FT (122.1 SQ M)
- RESTURANT/CAFE PREMISES
- LATE OPENING HOURS POSSIBLE (SUBJECT TO PLANNING)
- ENERGY PEFORMANCE ASSEST RATING 'D' (100)

£25,000 Per Annum Exclusive



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)



#### LOCATION:

Located in the heart of Falmouth town centre the property commands an enviable position Church St. Nearby retailers include Fat Face, Ann's Cottage and Baker Tom's as well as a range of retail and hospitality offerings. Falmouth's reputation as an all year destination and place to work has soared recently with the expansion of the university campus and has recently been voted the best place to live in Cornwall.

#### SCHEDULE OF ACCOMMODATION:

The property comprises:  
 Ground floor retail - 857 Sq Ft (79.6 Sq M)  
 First floor retail space - 806 Sq Ft (74.8 Sq M)



#### TENURE:

The property is available by way of a new lease with terms to be agreed.

#### VAT:

The property is not elected for VAT therefore no VAT is payable on the rent.

#### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the rateable value is £23,000 from 1 April 2023.

#### VIEWING:

Viewing either through Jonny Bright, Miller Commercial on 01872 247022 Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk) or through our joint agent Barney Peters at SBC on 07738 321 139 Email [Barney@sbcproperty.com](mailto:Barney@sbcproperty.com)



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (100).

#### CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

**Jonny Bright** on 01872 247022  
 Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Barney Peters** on 07738 321 136  
 Email [Barney@sbcproperty.com](mailto:Barney@sbcproperty.com)



Proposed

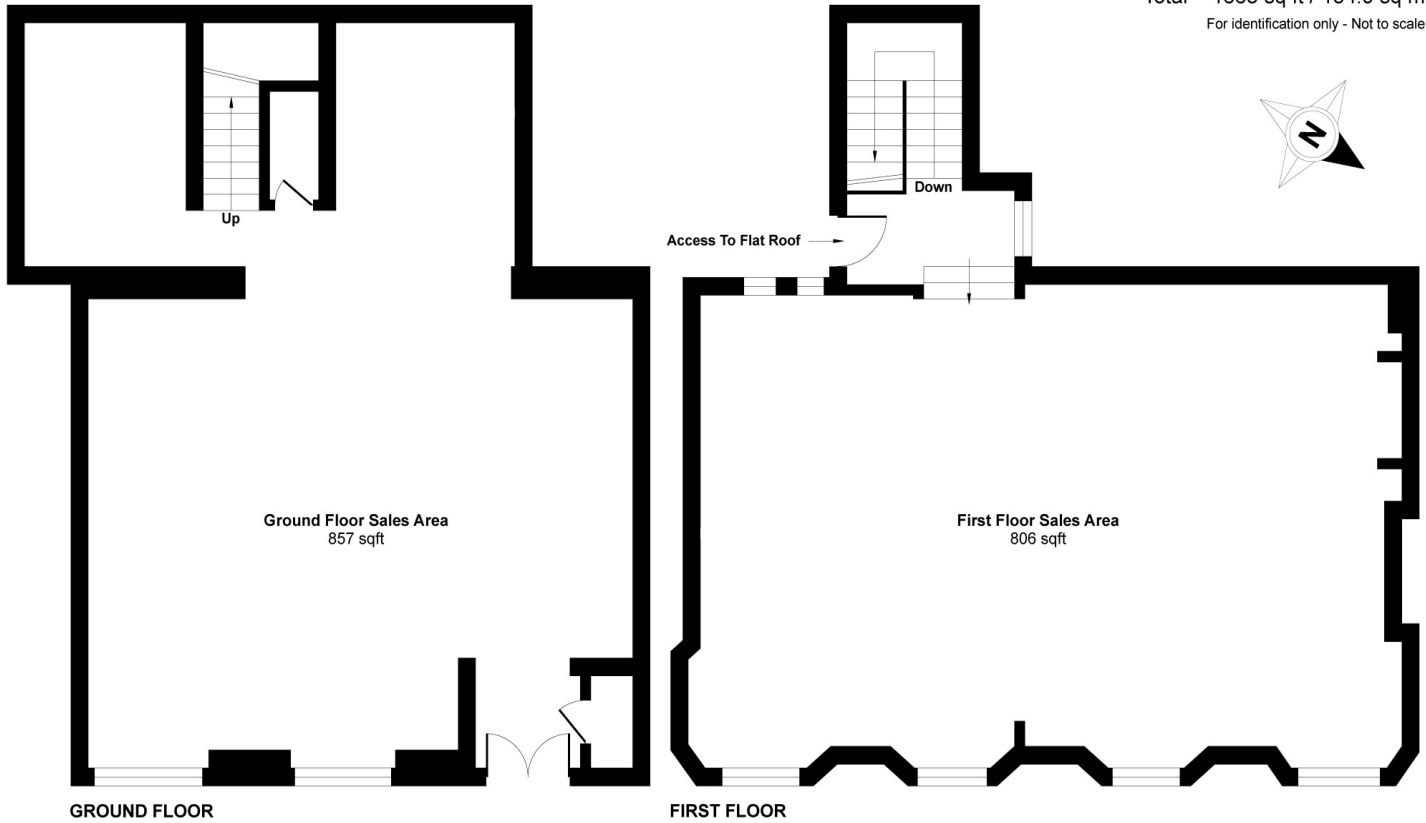
11 12 Church St, Falmouth, TR11 3DR

Ground Floor = 857 sq ft / 79.6 sq m

First Floor = 806 sq ft / 74.8 sq m

Total = 1663 sq ft / 154.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Miller Commercial LLP. REF: 954655



**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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