



1 BERKELEY COURT, BERKELEY VALE, FALMOUTH, TR11 3XE

£16,500 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The premises front one of the principal access roads into Falmouth and are situated adjoining Iceland and within a parade of small independent retailers and the Merlin Phoenix Cinema. Coaches and Buses stop nearby and there is plenty of parking at the Quarry (long stay) and Moor (short stay) car parks. Falmouth is a thriving town with a student population of approximately 7000 and regular tourist and cruise ship visitors.

DESCRIPTION:

A ground floor lock up retail unit with WC and small kitchen. The property benefits from a wide frontage for its size.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Retail Space	463	43.01
Kitchen	54	5.02
WC	0	0.00
Total	517	48.03

TENURE / LEASE TERMS:

Leasehold. The premises are offered by way of a new lease, the terms of which are open to negotiation.

VAT:

Vat will not be applicable to the rent.

LEGAL COSTS:

The ingoing Tenant to pay the Landlord's reasonably incurred legal costs.

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 £13,500. 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 is C(54).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial.
Please contact either:-

Mike Nightingale on 01872 247008

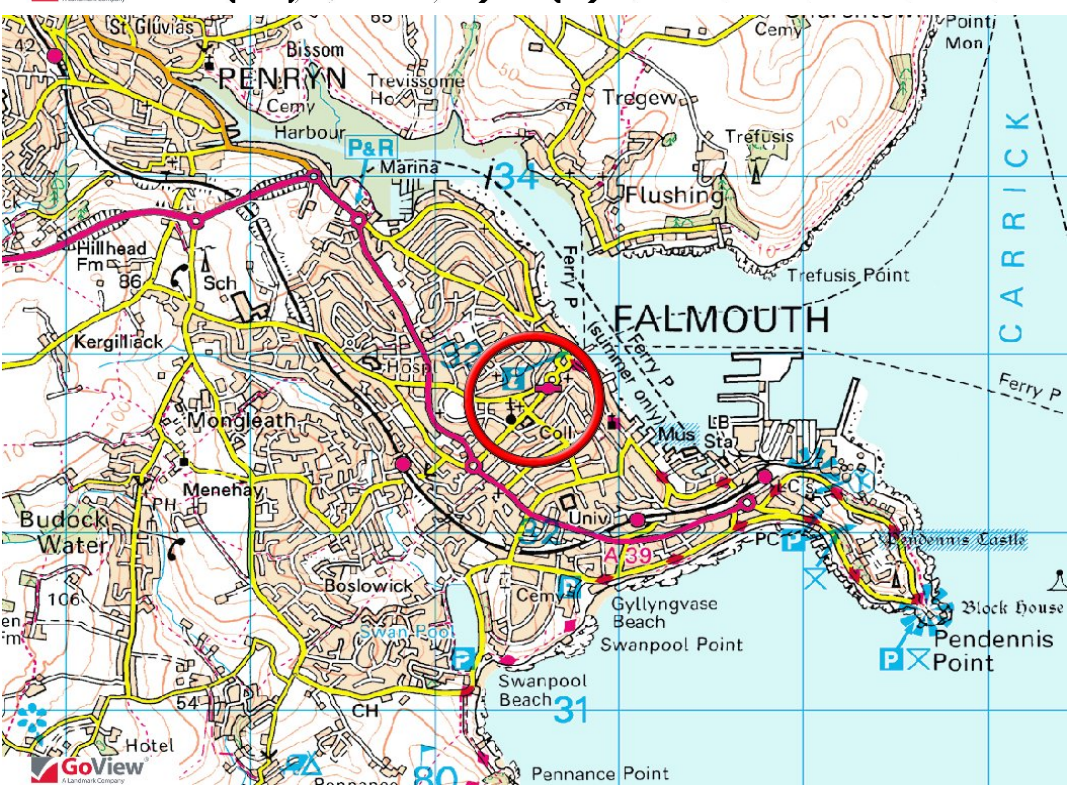
Email msn@miller-commercial.co.uk

OR

Jonny Bright on 01872 247022

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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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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