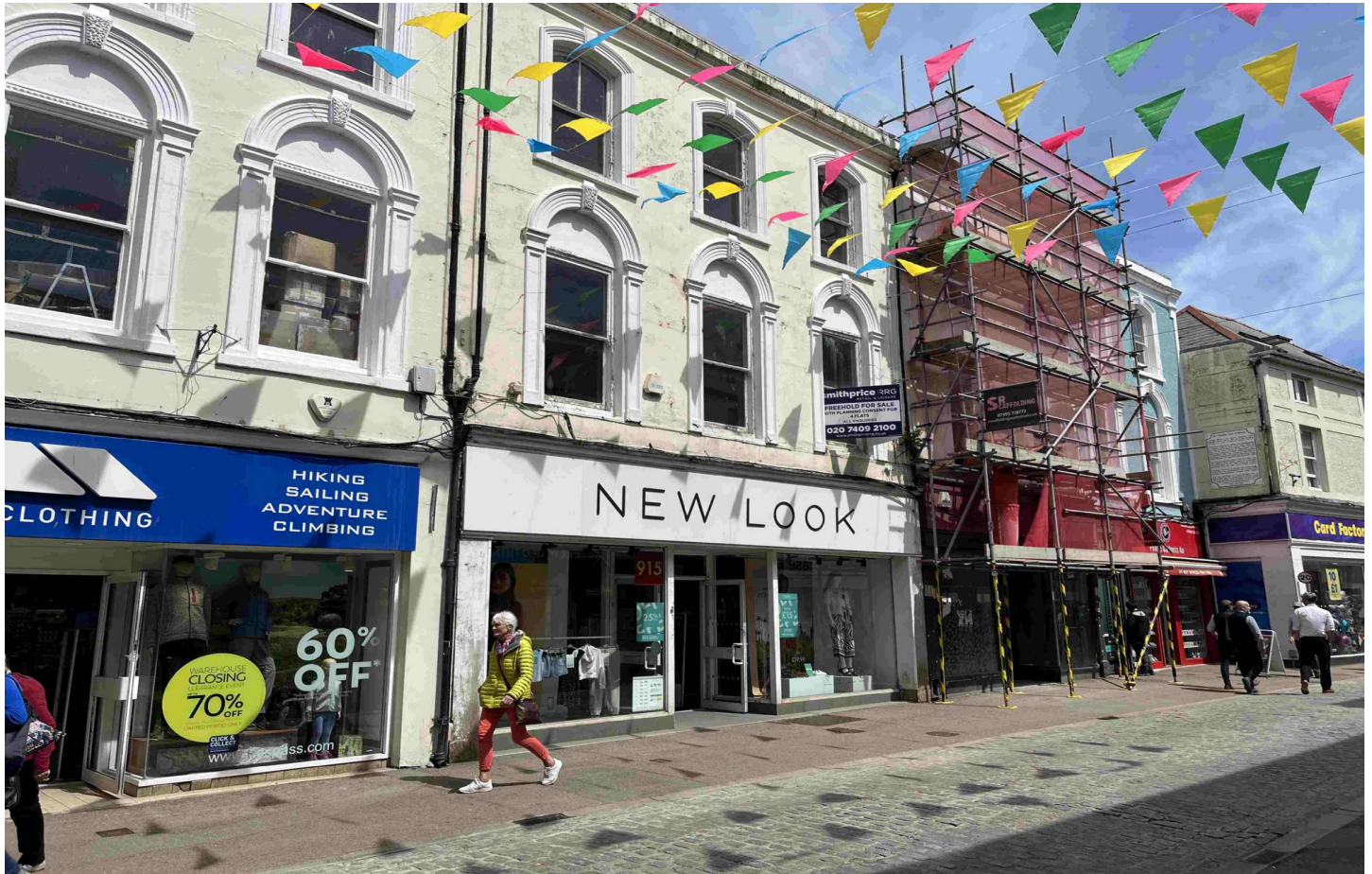


Miller Commercial

Chartered Surveyors and Business Property Specialists



36 MARKET STREET, FALMOUTH, TR11 3AR

A well located 3-Storey premises with generous basement. The ground floor is currently traded by New Look who utilise parts of the other floors for storage. The building is situated in the prime retailing pitch in Falmouth close to Mountain Warehouse, Animal, Trespass, Card Factory, Crew Clothing, Wh Smith and Boots.

- **PRIME FREEHOLD RETAIL PREMISES WITH RESIDENTIAL CONSENT FOR 4 X APARTMENTS**
- **7,180 SQ FT (667 SQ M)**
- **PRIME PITCH IN POPULAR TOWN CENTRE LOCATION**
- **SUBSTANTIAL 3-STOREY PREMISES WITH BASEMENT**
- **HARBOUR AND COASTAL VIEWS - AERIAL PHOTOS HAVE BEEN ORDERED AND WILL BE ADDED SOON**
- **EPC C (52)**

OFFERS OVER £600,000 FREEHOLD

LOCATION:

The property is located in Falmouth's bustling town centre on Market Street. Market street is regarded as one of the prime trading positions within the town. There are a number of long stay and shoppers car parks within easily walking distance and the property is also within close proximity to the nearby Events Square which is home to the national maritime museum that attracts thousands of visitors each year. Falmouth Town train station is also within a few-minutes walk.

Falmouth is a University Town with over 7,000 students and is a popular tourist location with 44 cruise ship visits scheduled in 2024.

SCHEDULE OF ACCOMMODATION (CURRENT)

First Floor: 200 sq m (2150 sq ft)
 Second Floor: 88 sq m (950 sq ft)
 TOTAL: 667 sq m (7,180 sq ft)
 Ground Floor Retail: 225 sq m (2,430 sq ft)
 Basement: 153 sq m (1,650 sq ft)

SCHEDULE OF ACCOMMODATION (PROPOSED)

1 x 3 Bed apartment
 2 x 2 Bed apartment
 1 x 1 Bed apartment
 Ground Floor Retail: 187 sq m (2,018 sq ft)
 Basement: 153 sq m (1,650 sq ft)

DEVELOPMENT & PLANNING CONSENT:

PA22/09827 Proposed conversion of first, second and third floors above existing shop to 4 residential flats, including formation of new entrance hallway and new access from street level to the flats.

Approved with conditions 19th July 2023

CIL LIABILITY:

We have been notified by the Local Authority that this development attracts a CIL payment of £3,014.15.

TENURE:

Freehold.

PURCHASERS PACK:

A purchasers pack is available and contains the following:

Sketches of proposed development
 Planning permission information
 CIL notice.

VAT:

We have been advised this property is elected for VAT.

LEGAL COSTS:

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

BUSINESS RATES:

The property has a rateable value of £50,000 as per the 2023 assessment.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (52) and expires November 2033.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

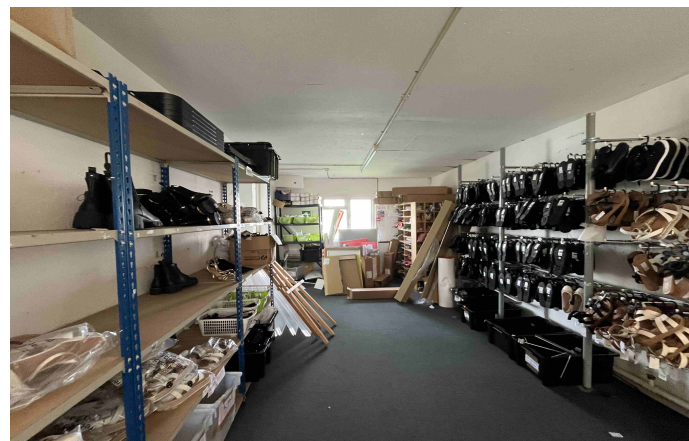
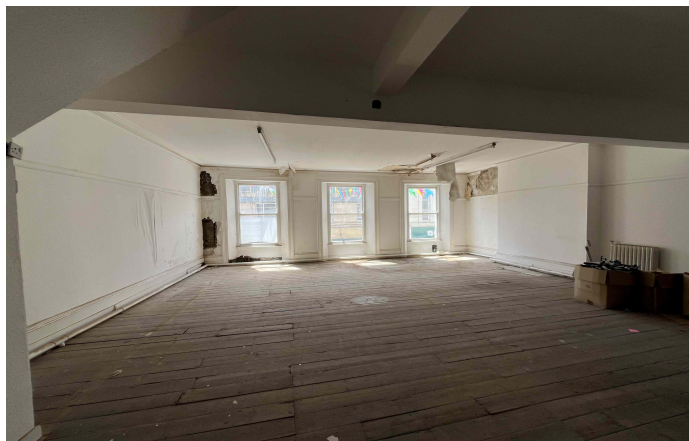
Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

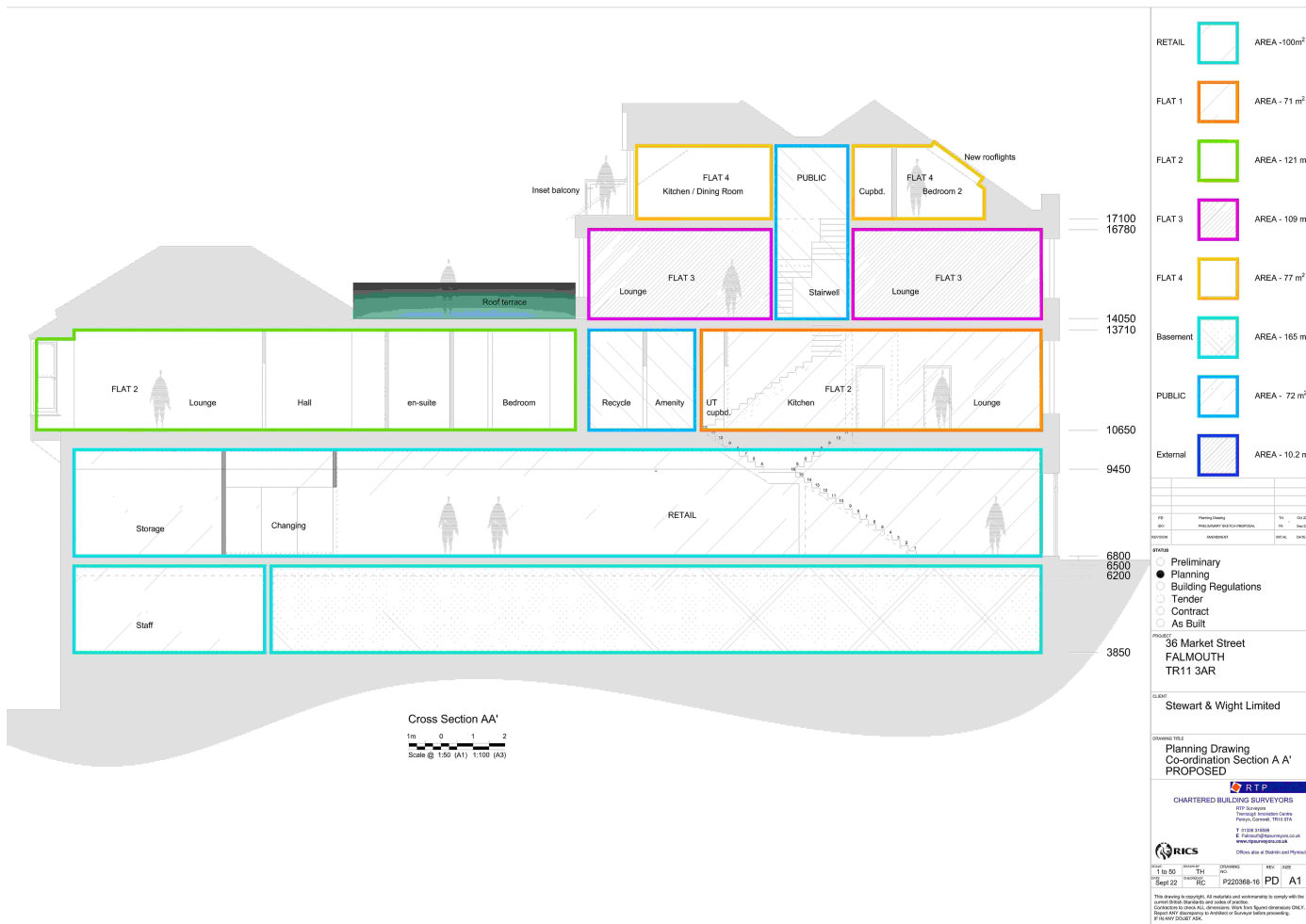
or

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk







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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

