

# Prime Shop Lease For Sale/To Let

on behalf of

# Falmouth

50 Market Street, Falmouth TR11 3AB

 MOUNTAIN WAREHOUSE

(Due to Relocation to larger premises)



Current Rent Passing  
**£ 75,000 pa**



Size



**Ground Floor Sales -  
3,637 sq ft  
Plus upper floors**

Location



**Prime location on  
Market Street adjacent  
to Costa Coffee and  
Boots the Chemist**

Planning



**Class E of Town and  
Country Planning (Use  
Classes) Order 2020**

## Get more information

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## Location

Falmouth is a popular resort and an established commercial centre with a resident population of 25,000 which is substantially increased by the Falmouth University student population and tourists.

The property is situated on the northern side of the pedestrianised Market Street close to its junction with Killigrew Street with the rear of the property overlooking the harbour. The premises are adjacent to **Costa Coffee** and **Boots the Chemist** and close to **Superdrug, WH Smith, Poundland, Holland & Barrett** and the former **Wilko** now occupied by **Mountain Warehouse**.

## Description

The property is Grade II Listed and arranged over basement, ground and 3 upper floors providing the following approximate floor areas.

Description	Area (sq m)	Area (sq ft)
Gross Frontage	13.0	42ft 8in
Net Frontage	11.35	37ft 2in
Shop Depth	27.99	91ft 10in
Build Depth	29.93	98ft 3in
Basement	259	2,787
Ground Floor Sales	338	3,637
First Floor	372	4,003
Second Floor	164	1,764
Third Floor	48	516

## Tenure

The premises are held on an FRI lease due to expire 11<sup>th</sup> June 2025 at a current rent of £75,000 pa.

Alternatively, the premises may be available on a new lease, details available on request.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020 (as amended).

**Interested parties should carry out their own due diligence in this regard.**

## Business Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>£77,000</b>
<b>UBR (2024/2025):</b>	£54.6p

**Interested parties should carry out their own investigations.**

## EPC

The premises have an EPC rating of D86. A copy of the certificate is available on request.

## Legal Costs

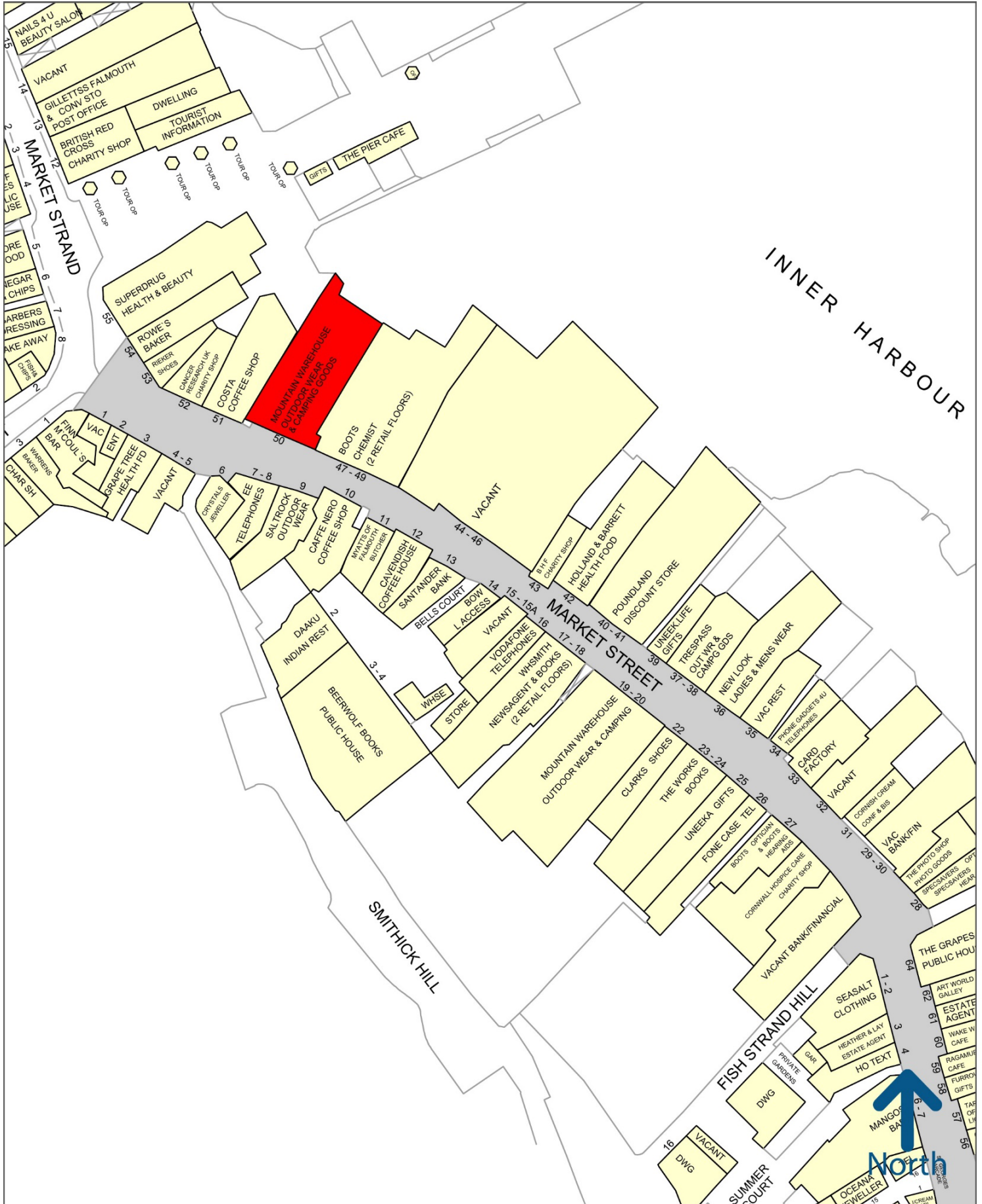
Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

April 2024  
Subject to Contract

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50 metres

Experian Goad Plan Created: 10/04/2024  
Created By: Avison Young



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