



To Let

£14,500 pax

89-91 Acacia Road, Falmouth, Cornwall, TR11 2JZ

1,089 Sq Ft
(101.2 Sq M)

Summary

- Retail premises situated in a busy residential location
- Located between Falmouth and Penryn
- Immediately available
- Incentives available in the event of a split of the units

Location:

Famous for its marine history Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and lies approximately 12 miles from Truro, Cornwall's capital and principal administrative and retail centre. The property is situated 1.6 miles from Falmouth town centre.

Description:

Internally the premises provides two well-proportioned retail areas with ancillary storage to the rear and an additional office/storage area to the side.

Previously the space has been used as a hairdressers & butchers. Interest from parties seeking an alternate use is invited.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
89 Acacia Rd	39.3	423
91 Acacia Rd	48.4	521
External Store	13.5	145
Total	101.2	1,089

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

Maintenance Rent:

There will be a maintenance rent in place. Please enquire for further information.

EPC / MEES:

C (61)

Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £5,400, local reference 22020503008900.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new lease. Terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act.

The building requires repair and redecoration, the extent of which will be discussed with interested parties.

Legal fees:

The ingoing tenant is to be responsible for a contribution of £350 towards the Landlord's reasonable legal costs.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require the prospective tenant to provide proof of identity and address prior to completion.

VAT:

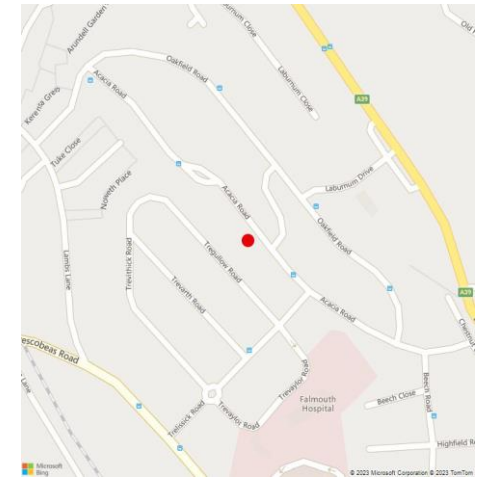
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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