



**CONVERSION OPPORTUNITY, 29-30 MARKET ST., FALMOUTH, TR11 3AH**

**£795,000 FREEHOLD**

**LOCATION:**

The property is located at the southern end of Market Street close to the junction of Church Street and Fish Strand Quay within the town centre. There are a number of national occupiers in close proximity including WH Smith, Superdrug, Boots, Joules and SeaSalt, as well as a number of independent traders, bars, pubs and restaurants. There are also two large car parks situated at either end of the town both within walking distance.

**DESCRIPTION:**

The building is mid terraced three storey building with a large basement under a pitched tile roof, with the rear section two storey with two elements of flat roof. The shopfront is currently slightly set back from the pavement and consists of a mix of glazing and hard frontage. To the rear, the property has direct views overlooking the busy harbour towards Trefusis Point.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor – 233.74 Sq m (2,516 sq ft)  
 First Floor – 214.27 Sq m (2,306 sq ft)  
 Second Floor – 44.84 Sq m (483 sq ft)  
 Basement (from VOA) – 168.06 Sq m (1,809 sq ft)

**PLANNING CONSENT:**

The property benefits from planning consent under PA24-06377 for a replacement shop front with independent access to the upper floors and basement, The building has consent for an extension at second floor level and the creation of 7 flats together with the retention of a smaller retail unit at ground floor level. Visit Cornwall Council Planning Portal for full information.

The will be a Community Infrastructure Levy contribution of £15,599.

**TENURE**

Freehold

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

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

**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 £54,500. 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 has been applied for and will be available shortly.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Mike Nightingale** on 01872 247008

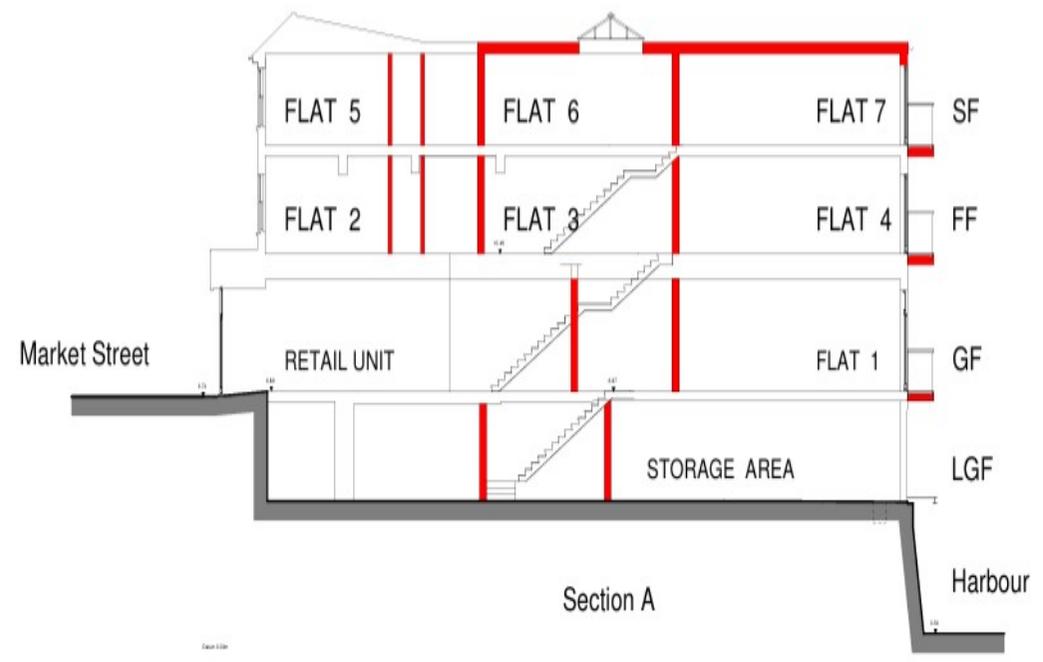
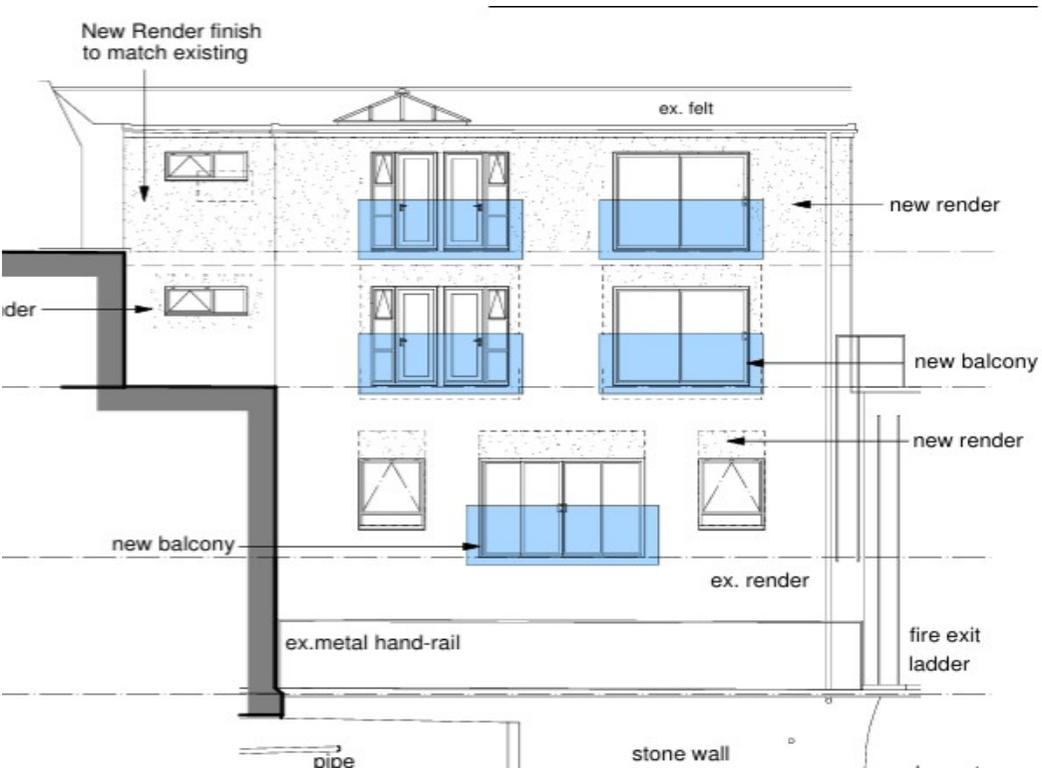
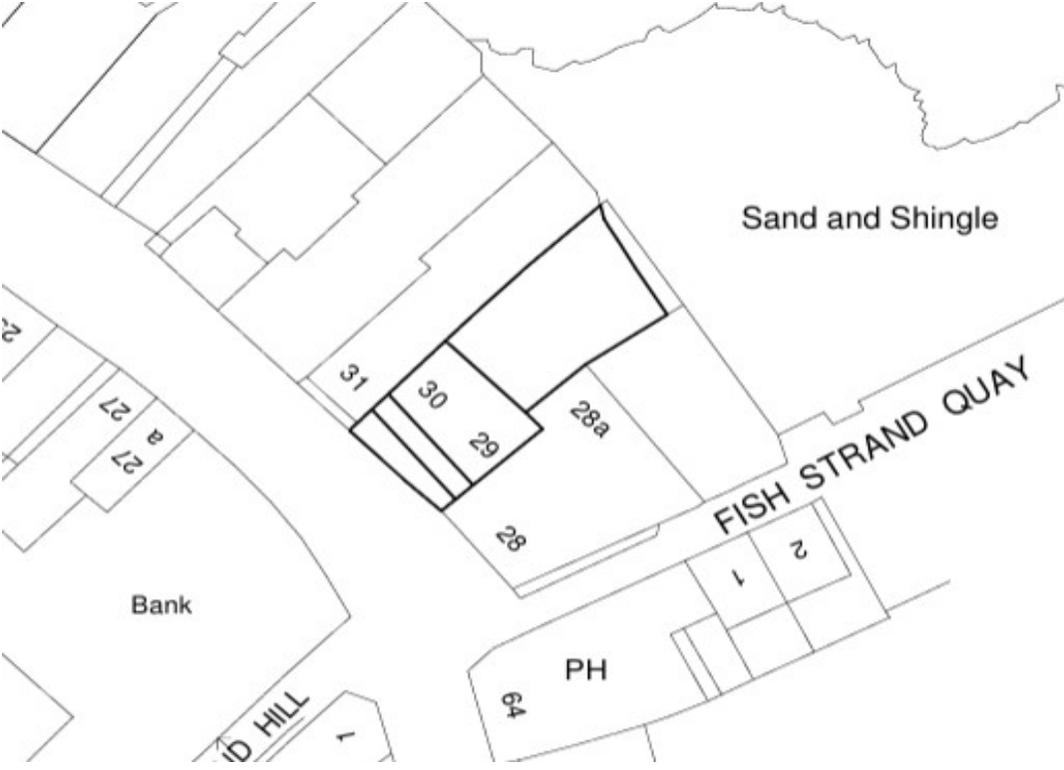
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or

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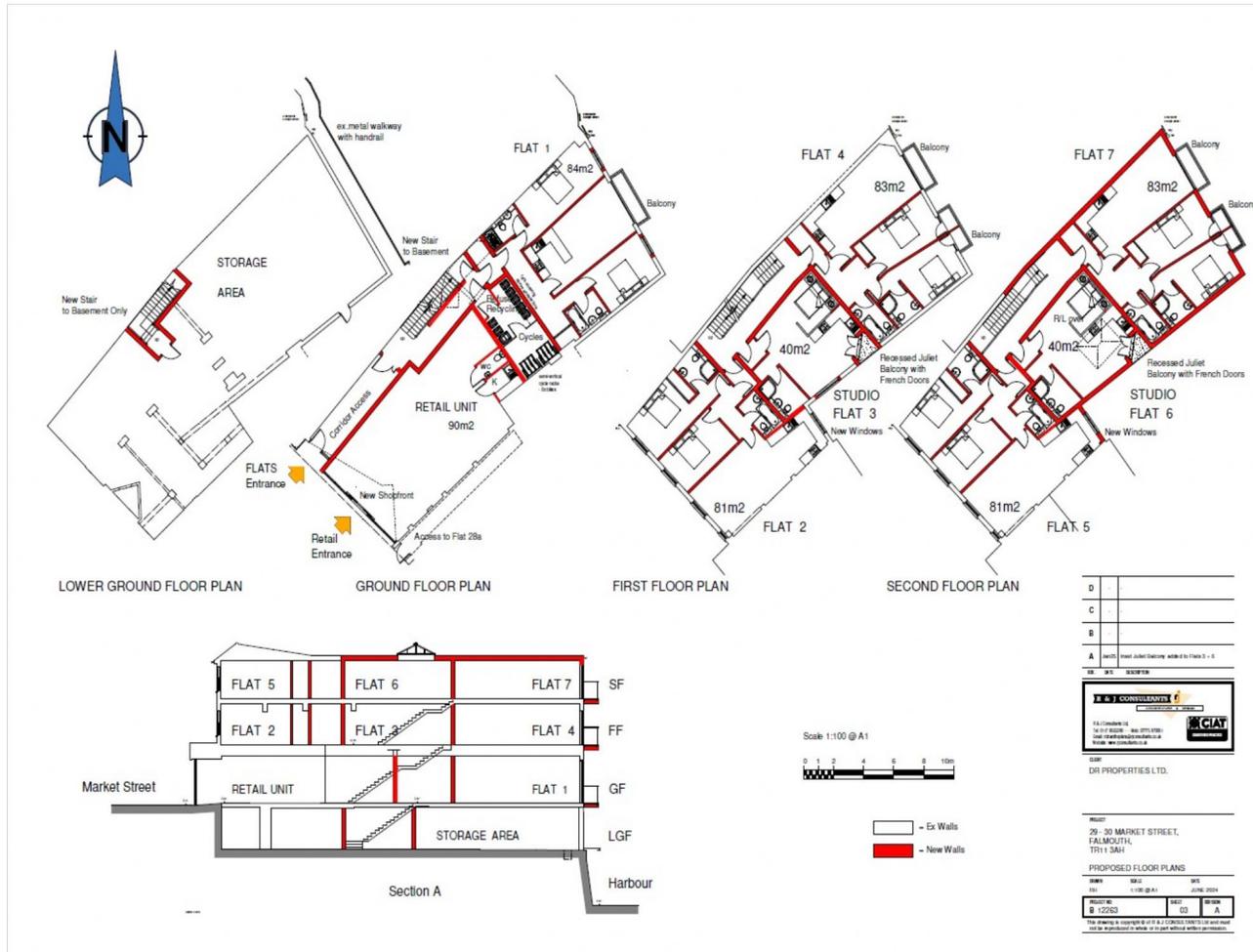


50 metres

Experian Goad Plan Created: 09/11/2022  
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