Miller Commercial

Chartered Surveyors and Business Property Specialists



22 HIGH STREET, FALMOUTH, TR11 2AB

A ground floor retail premises with a net internal area of 386sqft which comprises a split level sales area along with a measure of storage. The property includes WC facilities. A new proportional full repairing and insuring lease is available.

- LOCK UP PREMISES -GRADE II LISTED
- RETAIL AREA 29.6SQ M (319 SQ FT)
- SPECIALIST INDEPENDENT TRADING LOCATION
- NEW LEASE AVAILABLE
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE ASSET RATING - B (49)

LEASEHOLD £9,750 PER ANNUM EXCLUSIVE







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:
The premises are located within High Street which includes an ecliptic mix of independent retailers, cafe's, restaurants and uses within the health and beauty sector. They are close to Market Strand and Prince of Wales Pier.

DESCRIPTION:
A ground floor retail premises with a net internal area of 386sqft which comprises a split level sales area along with a measure of storage. The property includes WC facilities.

SCHEDULE OF ACCOMMODATION:
Retail Area 29.6 sq.m (319 sq.ft)
Storage 6.2 sq.m (67 sq.ft)
WC

TENURE / LEASE TERMS:
Leasehold - the premises are offered by way of a new proportional full repairing and insuring lease for a minimum term of 3 years.

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

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 £6,300. This is below the threshold where a small business that occupies just one business premises pays Business Rates. 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 for this property is B (49).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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