



1A BERKELEY COURT, BERKELEY VALE, FALMOUTH, TR11 3PB

£11,500 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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 close to the Moor area of Falmouth which includes a good mix of independent retailers, coffee shops and restaurants together with some professional practices and the Phoenix Cinema. Car parking is well served with the Quarry Car Park (long stay) and The Moor Car Park (short stay). The town bus terminus and taxi rank are also located close by.

DESCRIPTION:

An independently accessed first floor office suite most latterly used as a hair and beauty salon which is equally suited for use as offices. The current occupier is happy to leave their fixtures and fittings in situ should a new tenant wish to set up a hair salon.

SCHEDULE OF ACCOMMODATION:

Net Internal Area 107.2 sq.m (1154 sq.ft). The accommodation is currently configured with a main space with three rooms off, together with staff room/kitchen and a WC.

SERVICE CHARGE:

The tenant will be required to contribute towards a service charge with covers external decoration and maintenance. This equates to £600 per quarter.

LEASE TERMS:

The premises are offered by way of a new proportional full repairing and insuring lease, the terms of which are open to negotiation.

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 £13,000. 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 E (104) and expires in October 2030.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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