15 KILLIGREW STREET, FALMOUTH, TR11 3PN









- RETAIL PREMISES TO LET
- HIGH FOOTFALL LOCATION
- ESTABLISHED TRADING PITCH
- EPC RATING D (81)

£15,000 PER ANNUM EXCL
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST
20 YEARS
1994 - 2014

LOCATION

Falmouth sits at the head of the river Fal and has excellent communication links being the terminus of the A39 which in turn links to the A30 and M5. Falmouth benefits from 3 railway stations and a number of ferries operating out of the harbour.

The town benefits from the third largest natural deep water harbour in the world which supports its maritime traditions as well as being a focus for the tourism which enjoys access to lovely beaches at Gyllyngvase and Swanpool.

The town is synonymous with the sea which has shaped its history but in more recent times it has become well known for its artistic and creative excellence including the establishment of Falmouth School of Art which is now the UK's number 1 university for the creative industries. The universities have helped to make Falmouth one of the most vibrant, exciting and expanding towns in Cornwall.

Falmouth together with Penryn home over 36,000 residents, although the population increases during the summer months with the influx of tourists. Falmouth provides an eclectic mix of national, regional and local retail and leisure representation ensuring the town appeals to tourists, students and local residents alike.

The property is located within a busy part of Falmouth on Killigrew Street fronting the Moor. This is a popular secondary retailing location and includes a mix of local and national retail and restaurant occupiers including:- Boo Koos, The Seven Stars Public House, Lloyds Bank, The Lounge Cafe Bar, Pennycomequick Public House/Bar, Moor News, The Town Barber, Newells Travel, JD Wetherspoon, Domino's, Select Convenience Store and KFC.

DESCRIPTION

Ground floor Retail space with upper floor storage/ancillary accommodation. The property has been used as an Estate Agents office for many years and would lend itself to a variety of uses (subject to any statutory approvals) which would benefit from high footfall and particularly wide pavement with parking/loading immediately outside.

ACCOMMODATION

Ground Floor Retail unit
Principal dimensions
4.95m x 8.82m (16ft x 29 ft)
Area 40.89 sq m (440 sq ft)
First floor
Storage/Office/ancillary /Kitchenette /WC
Net internal area 34 sq m (366 sq ft)
Second floor
Storage /ancillary
21.44 sq m (231 sq ft)
Total Area 96.33 sq m (1037 sq ft)

TERMS

The property is currently let on a lease expiring on 23/06/21 the rent is £15,000 pa.
There are no further rent reviews .
Our client will seek to assign the existing lease or may consider a sub let of the whole.
There may be a possibility subject to an agreement with the Landlord to enter into a new lease on Rent and terms to be negotiated.

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 £15,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS

The ingoing lessee to be responsible for the existing lessee's and landlord's reasonably incurred legal costs in connection with the transaction.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VALUE ADDED TAX

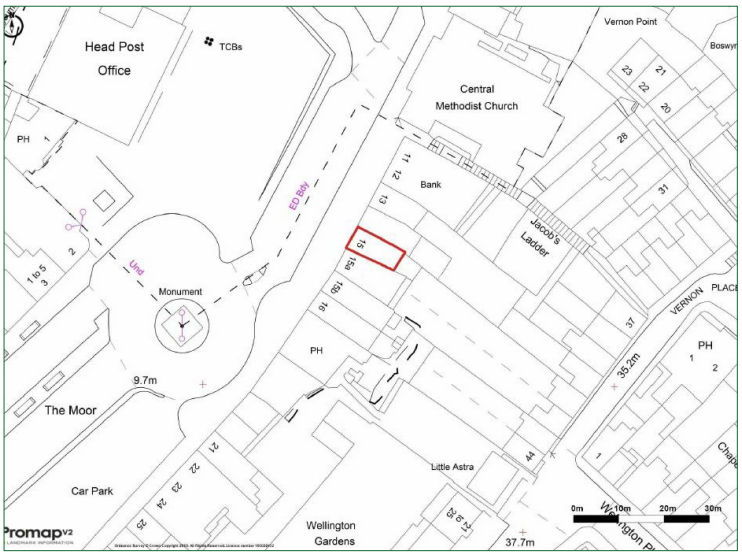
All the above prices/rentals are quoted exclusive of VAT, where applicable.

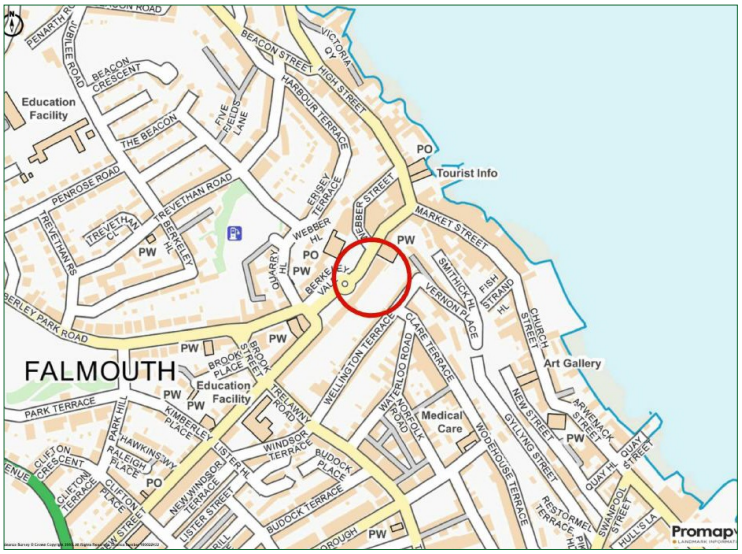
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (81).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or
Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk





PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

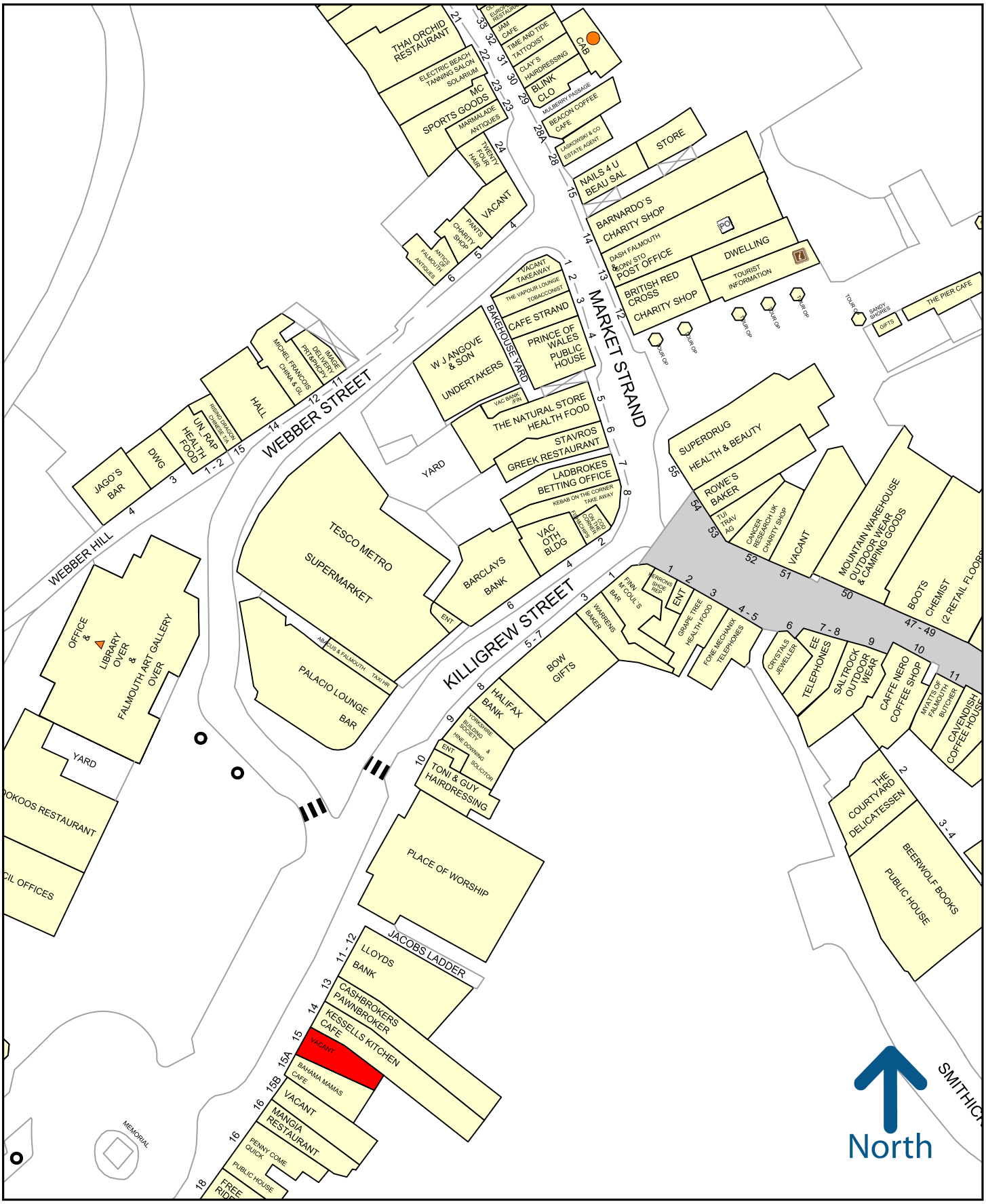
AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.

ESTATES GAZETTE AWARDED MILLER COMMERCIAL
Cornwall's Most Active Agent
8th Year Running

15 Killigrew Street, Falmouth



50 metres

Experian Goad Plan Created: 18/12/2019
Created By: Miller Commercial LLP

Map data

Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011