Miller Commercial

Chartered Surveyors and Business Property Specialists



25A ARWENACK STREET, FALMOUTH, CORNWALL, TR11 3JE

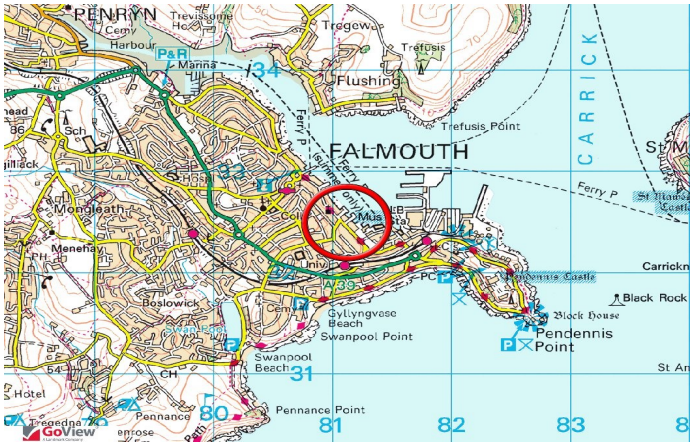
Situated in a prime location in Falmouth, Cornwall, is this vacant commercial premises comprising of a shop unit with window frontage and a small kitchenette and WC to the rear.

To be sold at Auction on Tuesday 25 March 2025.

- FOR SALE BY AUCTION
- FREEHOLD LOCK UP SHOP
- PRIME LOCATION
- 3,62.7 Sq Ft (33.7 Sq M)
- EPC B (38)

£55,000 + VAT PLUS FEES







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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AUCTION:
The property will be sold at Auction on Tuesday 25 March 2025 via Auction House South West: Property for Auction in South West - 25A Arwenack Street, Falmouth, Cornwall TR11 3JE

DESCRIPTION:
Situated in a prime location in Falmouth, Cornwall, is this vacant commercial premises comprising of a shop unit with window frontage and a small kitchenette and WC to the rear.

DETAILS:
Photographs, dimensions, floor plans and are measurements (when available) are included within the full details on the Auction House South West website. All published information is to aid identification of the property and is not necessarily to scale.

NOTICE TO BIDDERS:
Please be aware that if your Bid is successful on Action day, the exchange of contracts will happen immediately after the Auction.

TENURE :
Freehold.

VAT:
All the above prices 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 £12,750. 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 (38).

LOCAL AUTHORITY:
Cornwall Council: 0300 1234 100
Planning: 0300 1234 151

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

Auction House South West on 03456 431361

or

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk