Miller Commercial

Chartered Surveyors and Business Property Specialists



FIRST FLOOR REAR OFFICE, 58 CHURCH STREET, FALMOUTH, TR11 3DS

Falmouth town centre has an enviable reputation for attracting a wide and interesting retail mix with an abundance of bars and restaurants and a host of independent retailers and art galleries as well as many of the high street brands. Falmouth has become well known for its flourishing university campus that brings a large student population to the town centre.

The office has approximately 243 sq ft (22.6 sq m) of space and benefits from shared male and female WCs. Access is gained to the front of the building off Church Street.

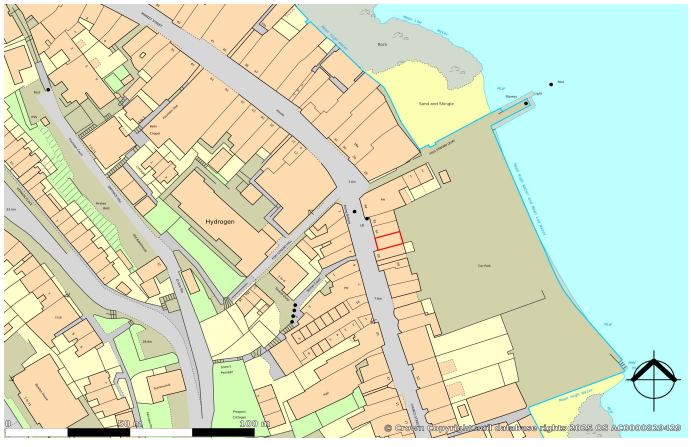
- **SINGLE FIRST FLOOR OFFICE**
- **AVAILABLE IMMEDIATELY**
- **NEW LEASE AVAILABLE**
- **VIEWS ACROSS FALMOUTH HARBOUR TOWARDS TREFUSIS POINT**
- **LOCATED ADJOINING CHURCH STREET CAR PARK**
- **ENERGY PERFORMANCE CERTIFICATE - BAND E (115)**

RENTAL £6,000 PER ANNUM EXCLUSIVE









LOCATION:
Located in the heart of Falmouth town centre, the property commands an enviable position, overlooking the harbour and located adjacent to the Church Street Car Park at Fish Strand Quay. The office overlooks Falmouth Harbour with views towards Trefusis Point.

Falmouth town centre has an enviable reputation for attracting a wide and interesting retail mix with an abundance of bars and restaurants and a host of independent retailers and art galleries as well as many of the high street brands. Falmouth has become well known for its flourishing university campus that brings a large student population to the town centre.

DESCRIPTION:
The office has approximately 243 sq ft (22.6 sq m) of space and benefits from shared male and female WCs. Access is gained to the front of the building off Church Street.

SCHEDULE OF ACCOMMODATION:
SINGLE ROOM - 4.37m (max) by 5.46m (max).
Area 22.62 sq.m (243 sq.ft)

SERVICE CHARGE:
The tenant to pay a fair contribution towards costs as and when they are incurred.

LEASE TERMS:
The premises are offered by way of a new 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 £2400. 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 (115) and expires in March 2027.

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

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk