

TO LET PRIME RETAIL UNIT

51 MARKET STREET FALMOUTH TR11 3AB

LOCATION

The property is located within Falmouth Town Centre, occupying a core prime retail position. Falmouth is a popular south Cornish town which has a resident population of 25,000 persons which is boosted by its wide catchment, students studying at Falmouth University and Falmouth Marine School numbering circa 4,000 and tourist attracted to the town by its harbour, beaches and coastal scenery.

Situated in Market Street, the property is in a prime position with nearby occupiers including M&S, Boots, Superdrug, EE and Salt Rock.

DESCRIPTION

Ground Floor retail shop with ancillary stores and offices at first and second floor level.

ACCOMMODATION

The unit has the following approximate areas:-

Gross Frontage	29'2"	8.90m
Net Internal Width	25'4"	7.74m
Shop Depth	67'8"	20.63m
GF Sales	1,952 sq.ft.	181.35 sq.m.
FF Store/Staff	573 sq.ft.	53.21 sq.m.
SF Store	679 sq.ft.	63.12 sq.m.

Toilet accommodation is provided at 1st floor level.

LEASE TERMS

The shop is available on a new full repairing and insuring lease for a term of years to be negotiated subject to five yearly rent reviews.



RENTAL

Offers in the region of £57,500 per annum exclusive.

RATES

We understand the property has a Rateable Value of £50,000.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band F. A copy of the EPC is available on request.

LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction.

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings via the joint agents:-

Brackenridge Hanson Tate – tel: 0113 244 9020

Att: Robin Hanson
Email: robin@bht.uk.com

or

SBC Property – tel: 01872 245802

Att: Barney Peters
Email: barney@sbcproperty.com

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 01/12/2017
Created By: Brackenridge Hanson Tate

