

TO LET PRIME RETAIL UNIT



51 MARKET STREET, FALMOUTH, TR11 3AB

LOCATION/SITUATION

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 Boots, Superdrug, EE and Salt Rock.

DESCRIPTION

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

ACCOMMODATION

The property has the following approximate dimensions and 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

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 **£40,000 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 C (68). 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 rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Via the joint agents:-

Brackenridge Hanson Tate
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T: 0113 244 9020
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SBC Property
Att: Barney Peters
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Subject to Contract

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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.