

INVESTMENT OPPORTUNITY, 10B HIGH STREET, FALMOUTH, TR11 2AB



- INVESTMENT OPPORTUNITY - CURRENTLY PRODUCING £5,200 PER ANNUM
- FLAT ABOVE OWNED SEPARATELY UNDER A 999 YEAR LEASE
- LOCATED WITHIN FALMOUTH'S SPECIALISED RETAILING QUARTER
- ENERGY PERFORMANCE ASSET RATING - E (113)

ASKING PRICE £65,000
FREEHOLD

Miller Commercial

The business property specialists



LOCATION

The building is situated within High Street Falmouth, amongst a number of independent retailers including The Ope Coffee Shop, Mirri Damer Jewellery, The Black Cat Boutique, Alexander Miller Opticians, Stones Bakery, Thai Orchid and Electric Beach Tanning Salon.

DESCRIPTION

A ground floor lock up retail unit with storage/staff facilities behind and WC. There is a flat above which is held separately under a 999 year lease. The building is Grade II Listed.

ACCOMMODATION

All areas and dimensions are approximate.

RETAIL UNIT

Max. Internal Width - 6.33m

Max Internal Depth - 2.86m

Net Retail Area - 16.8 sq.m (181 sq.ft)

Store 8.8 sq.m (95 sq.ft)

Net Internal Area 25.6 sq.m (276 sq.ft).

WC plus wash basin.

FLAT - not inspected

TENURE

1. Ground Floor. This is occupied under a six year proportional full repairing and insuring lease from 27/03/2018 and is subject to a rent review and tenant only break on the third anniversary.

2. Upper Parts - this is held under a 999 year lease from 10/02/1983. This includes the roof. A ground rent of £25 per annum is payable. The flat owner contributes two thirds of the costs of maintaining the exterior and buildings insurance.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

LEGAL COSTS

Each Party to bear their own.

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

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The building has an energy performance rating of E (113).

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

Thomas Hewitt on 01872 247025 or via email th@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.

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