

Miller Commercial

Chartered Surveyors and Business Property Specialists



41b Killigrew Street, Falmouth, TR11 3PW

- LOCK UP RETAIL PREMISES
- NEW LEASE AVAILABLE

- CLOSE TO THE MOOR CAR PARK
- INTERNAL INSPECTION RECOMMENDED

£7,950 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

The premises are located within Killigrew Street which links the Moor with Kimberley Park Road and Draecena Avenue. There is an interesting mix of independent retailers and local businesses and coffee shops in the locality. The premises are located close to the Moor short stay car park and The Quarry long stay car park together with the bus terminus and Falmouth Marine School.

DESCRIPTION

A ground floor retail unit which is equally suited as an office and was last used as a tattoo artist's studio. The space is accessed via a shared hallway which has a return frontage

ACCOMMODATION

All areas and dimensions are approximate.

Net Internal Depth 8.07m

Max Internal Width 3.58m

Net Retail Area 23.6 sq m (254 sq ft)

Store 1.9 sq m (21 sq ft)

WC with wash basin.

TENURE

The premises are available by way of a new internal repairing only lease the terms of which are open to negotiation.

LEGAL COSTS

The ingoing lessee to bear the landlord's reasonably incurred legal costs.

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 £5600. For businesses which occupy just one property this is currently below the threshold where rates become payable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (105).

AGENT'S DECLARATION

Under the terms of the Estate Agents Act 1979 it is declared that the owners are Estate Agents for the purposes of the Act.



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

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.

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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