

Miller Commercial

Chartered Surveyors and Business Property Specialists



23 Higher Market Street, Penryn TR10 8EF

- LOCK-UP RETAIL PREMISES
- TOWN CENTRE LOCATION
- NEW INTERNAL REPAIRING LEASE
- EPC RATING - C (68)

£8,000 Per Annum Excl Leasehold



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

LOCATION

The town of Penryn is a market town and port, situated at the head of the estuary of the Penryn River. It is situated approximately 2.5 miles from Falmouth Town Centre and 8.3 miles from the Cathedral City of Truro which is the administrative centre for the county. The town includes a rail station which connects with the mainline at Truro and is situated 8.1 miles from the A30 Trunk Road which is the spinal route through Cornwall and connects with the national motorway network at Exeter. Newquay Airport is 27 miles away.

Falmouth University currently has 5000 students and has plans to increase this to 7500.

The premises are set in Higher Market Street opposite the Museum & Town Council and close to a number of independent retailers, cafes, takeaways and public houses together with the car parks at Penmarin Place and Saracan Place.

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DESCRIPTION

A mid-terraced single-fronted ground floor lock-up retail unit with storage to the rear and a wc. The shop is light and airy and benefits from a high ceiling which adds to the character.

ACCOMMODATION

According to our measurements the premises have the following approximate accommodation:

Retail Area 50.4 sq.m 543 sq.ft

Store 13.2 sq.m 142 sq.ft

WC

TENURE

The premises are offered by way of a new internal repairing and insuring lease the terms of which are open to negotiation.

LEGAL COSTS

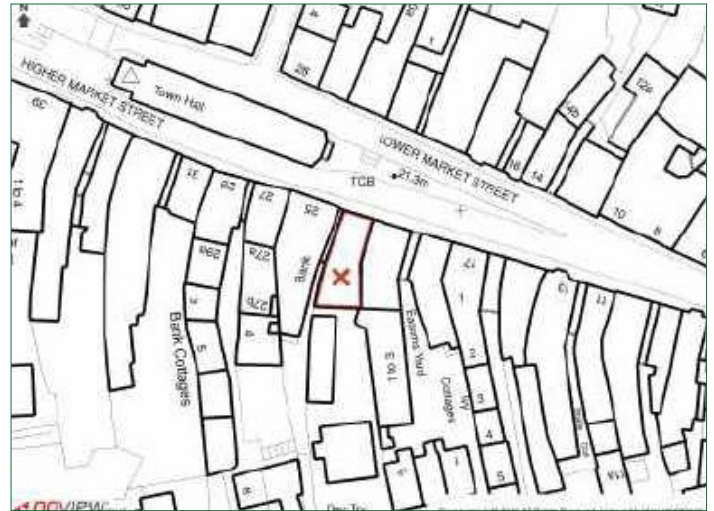
The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

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 £7000. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (68).



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

Tom Smith on 01872 247013 or via email ts@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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