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RESTAURANT /  
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LATE OPENING HOURS  
NEW LEASE, NO PREMIUM

# FALMOUTH RETAIL RESTAURANT/CAFE TO LET



# 11-12 CHURCH STREET FALMOUTH, CORNWALL TR11 3DR

- CENTRALLY LOCATED PREMISES WITHIN FALMOUTH TOWN CENTRE
- GF SALES AREA, WITH STORES, WC (741 SQ FT)
- FIRST FLOOR STORES/OFFICE (573 SQ FT)
- POTENTIAL TO RECONFIGURE TO TOTAL 1,575 SQ FT
- CENTRAL BUSY TRADING POSITION, GRADE II LISTED
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENTS)
- TO INCLUDE RETAIL SHOP, CAFE, GALLERY AND RESTAURANT
- DISCOUNTED BUSINESS RATES POTENTIALLY AVAILABLE
- NEW LEASE AVAILABLE



**RENT GUIDE £25,000 PER ANNUM**

## LOCATION

The property is located within Falmouth's town centre, occupying a core prime retail position. Falmouth is a popular south Cornish town, which has a resident population of circa 25,000 persons which is boosted by its wide catchment, students studying at Falmouth University & Falmouth Marine School, numbering circa 4,000, and tourist visitors attracted to the town by its harbour, beaches, town centre, holiday accommodation, coastal scenery and visitor attractions. Situated in the popular Church Street, the property is in an excellent town position, with nearby occupiers including Anns Cottage, Fat Face and Sessions, as well as a variety of other commercial occupiers.

## DESCRIPTION

Centrally located retail unit with ground and first floor accommodation offering sales, stores, staff and offices. Suitable for a variety of businesses to include restaurant, café, retail and gallery.

## LEASE TERMS

The property is offered by way of a new lease with terms to be agreed at £25,000 per annum.

## BUSINESS RATES

The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value (2023 List) - £23,000

## ACCOMMODATION (Areas are approximate)

### Ground Floor

Retail	-	596 sqft (55.5 sqm)
WC		
Kitchen	-	89 sqft (8.3 sqm)
Store	-	56 sqft (5.2 sqm)

**Ground Floor Area - 68.84 sqm (741 sq ft)**

First Floor Office	-	150sqft (13.9 sqm)
First Floor Store	-	240 sqft (22.3 sqm)
First Floor Store 2	-	141 sqft (13.1 sqm)
First Floor Store 3	-	42 sqft (3.9 sqm)
First Floor WC		

**First Floor Area - 53.23 sq m (573 sq ft)**

**Total Area - 122.20 sqm (1,315 sqft)**

Possibility to expand useable area with internal alterations subject to any statutory consents to create gross area circa GF 845 sq ft FF 730 sq ft, totalling 146 sq m (1,575 sq ft)

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation and execution of the new lease.

## EPC

11-12 Church Street has a EPC Rating of D under Certificate Reference Number 9200- 5940-0321-3850-7024. Expiry Nov 2029.

## VAT

Figures are quoted exclusive of VAT. We advised that VAT is not currently applicable.

## PLANNING

Interested parties should make their own enquiries to confirm permitted uses under existing planning consents.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with sole letting agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX



**FAO :** Barney Peters  
**TEL :** 07738321136  
**EMAIL:** Barney@sbcproperty.com

Miller Commercial  
Mansion House  
Princes St  
Truro  
Cornwall TR1 2RF



**FAO :** Jonny Bright  
**TEL :** 07425 311949  
**EMAIL:** Jb@miller-commercial.co.uk

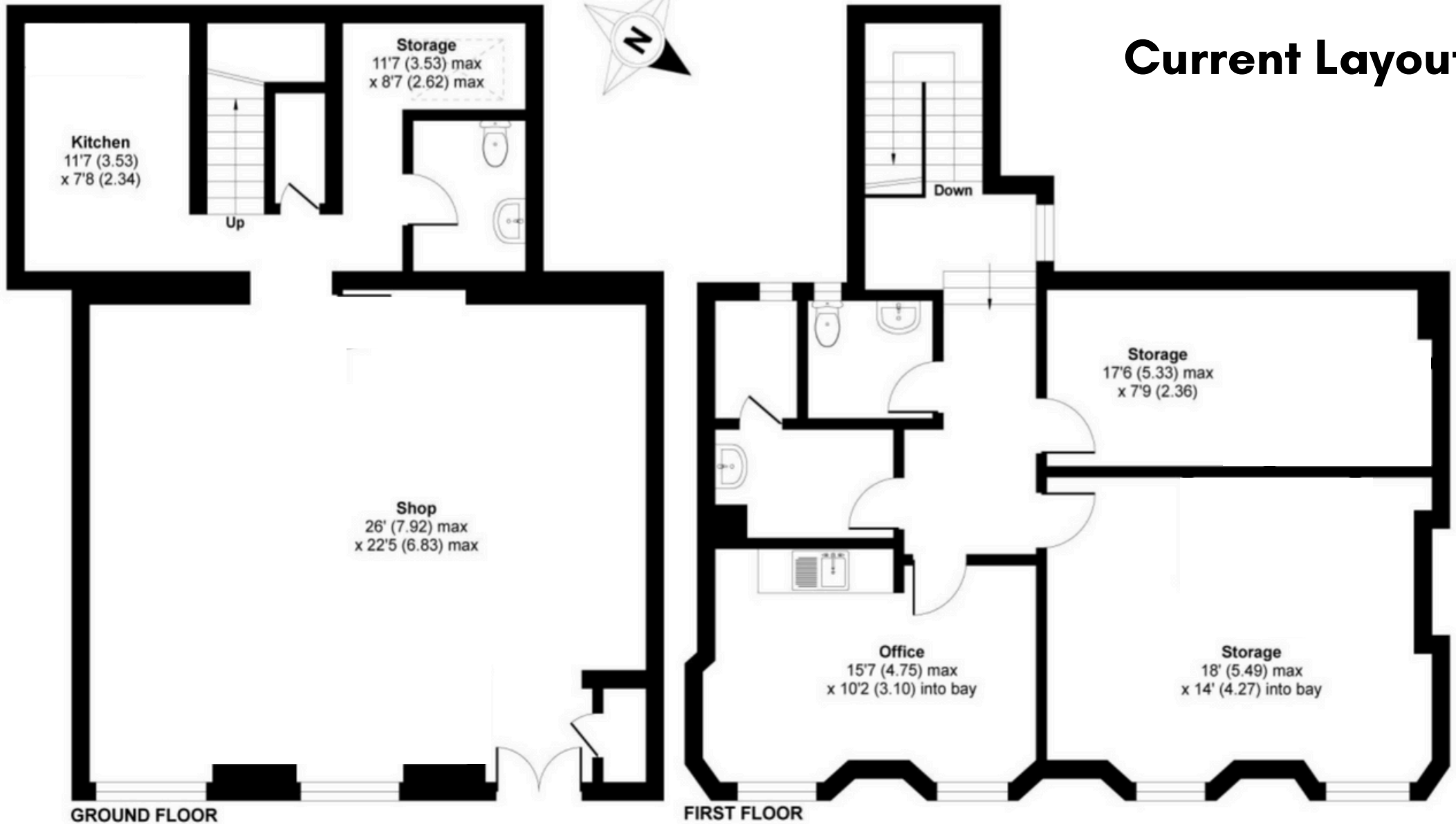


# 11 12 Church St, Falmouth, TR11 3DR

Approximate Area = 1663 sq ft / 154.9 sq m

For identification only - Not to scale

## Current Layout





## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 **277397**

T: 01872 **245802**

E: [Barney@sbcproperty.com](mailto:Barney@sbcproperty.com)

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