



British Heart Foundation

**HOLLAND & BARRETT**  
health foods & natural remedies

PRICE **£7.10**  
SAVE **£1.83**

PRICE **£6.50**  
SAVE **£1.00**

**42 MARKET STREET, FALMOUTH**



# 42 MARKET STREET FALMOUTH CORNWALL TR11 3AJ

- Falmouth town centre investment
- 3 self-contained flats + retail shop
- Shop rental income £28,400 per annum
- Flat rental income £39,960 per annum
- Rare fully income-producing opportunity
- Harbour views to the rear
- Unused basement level



**FREEHOLD GUIDE PRICE £725,000**

VIEW FROM REAR FLAT



## 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, boosted by its wide catchment, students studying at Falmouth University & Falmouth Marine School numbering circa 8,000, and tourist visitors attracted to the town by its harbour, beaches, town centre, holiday accommodation, coastal scenery and visitor attractions.

Situated in the popular Market Street, the property is in an excellent town position, with nearby occupiers including Costa and W H Smith, as well as a variety of other commercial occupiers.

## DESCRIPTION

The property comprises a substantial four-storey period property. The front elevation, facing onto Market Street, comprises three storeys, with Holland & Barrett occupying the ground floor on a commercial lease, benefiting from a prominent glazed shopfront with sales are to the front. Partitions to the rear provide staff and storage areas.

The upper floors comprise three self-contained flats. The first floor comprises one 1-bedroom flat over looking Market Street with a rear flat offering two bedrooms, having potential for a rear roof terrace with harbour views.

The second floor flat offers two en-suite bedrooms with some views to the rear. Each flat is let on a standard AST terms.

A basement level offers window to the rear and is currently unutilised and could be suitable for future development.

## PRICE

Guide price £725,000, subject to existing tenancies.

## ACCOMMODATION (Areas are approximate)

**Ground Floor** - 176.3 sq m

### First Floor Flat

Bedroom - 4.77m x 3.98m  
Kitchen/Lounge - 9.98m x 4.37m  
Bathroom - 2.07m x 2.39m

### 2nd First Floor Flat

Living Room - 5.58m x 5.90m (Max)  
Bedroom 1 - 3.77m x 2.65m  
Walk in Wardrobe - 2.04m x 1.39m  
En-suite  
Bedroom 2 - 3.49m x 2.63m  
Kitchen - 1.75m x 4.33m  
Bathroom

### Second Floor Flat

Bedroom 1 - 3.99m x 2.91m  
En-suite  
Bedroom 2 - 3.29m x 3.59m  
En-suite  
Living Room - 3.24m x 5.15m  
Kitchen/Diner - 2.59m x 4.01m  
Basement - 207.80 sq m

## BUSINESS RATES

The tenants are 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.

Current rateable value (2026 List) - **£40,000**

## VAT

We are advised that the property is elected for VAT. The intention is that the property will be sold as a transfer of going concern.

## TENURE

Freehold, subject to existing leases. The ground floor shop has been let on a lease, the salient points of which are as follows -

Tenant : Holland & Barrett Retail Ltd  
Term : 5 years from Dec 2024  
Rent : £28,400 per annum  
Break : 15 December 2027  
Repair : Tenant is to contribute to service charge

The three self-contained flats are let on residential assured short hold tenancies. **Totalling £39,960 per annum.**

## COUNCIL TAX

Occupiers/purchasers should check actual rates payable with Cornwall council. We understand qualifying occupiers will have a zero rate liability.

Flat One : A  
Flat Two : B  
Flat Three : B

## EPC

Holland and Barrett

EPC Rating of **D**

Certificate Number - **2056-4188-8411-5674-0322**

Valid Until - **24 March 2032**

Flat 1

EPC Rating of **E**

Certificate Number - **0758-2812-6198-2020-0821**

Valid Until - **21 January 2030**

Flat 2

EPC Rating of **E**

Certificate Number - **2649-3006-5205-6589-5200**

Valid Until - **23 May 2031**

Flat 3

EPC Rating of **E**

Certificate Number - **8506-4636-2122-3626-9903**

Valid Until - **26 January 2030**

## ANTI MONEY LAUNDRY REGULATIONS

Prospective buyers are to provide ID to comply with the current Money Laundering & Estate Agency Act regulations.

## VAT & PURCHASE COSTS

Please note the buyer may incur additional costs on purchase price such as Stamp Duty Land Tax, VAT, agent fees, other taxes\costs. The buyer is responsible for checking any additional costs that may apply to them.

## VIEWING/FURTHER INFORMATION

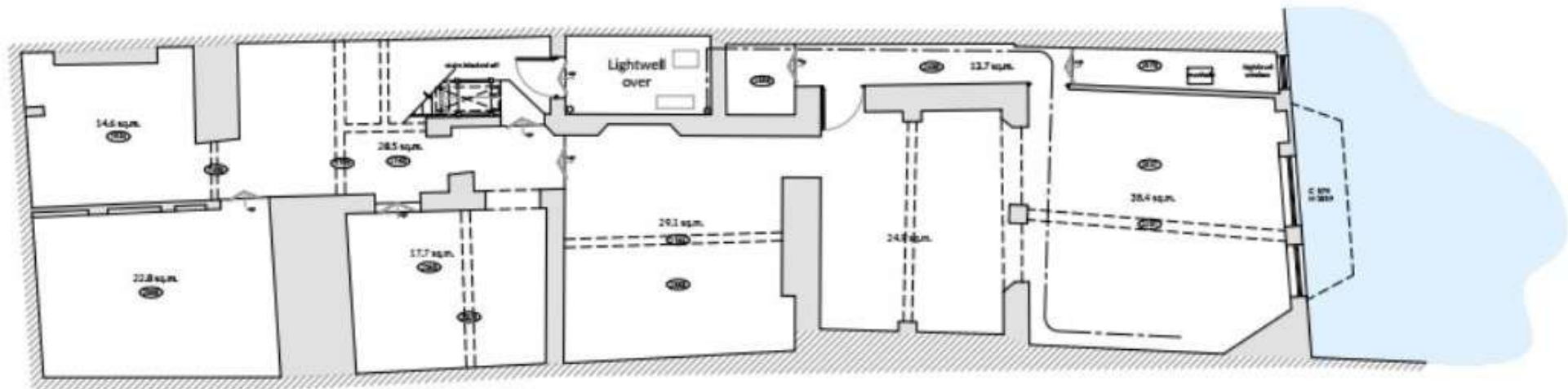
Viewing strictly by appointment with the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO : Barney Peters**  
**TEL : 07738 321136**  
**EMAIL : Barney@sbcproperty.com**

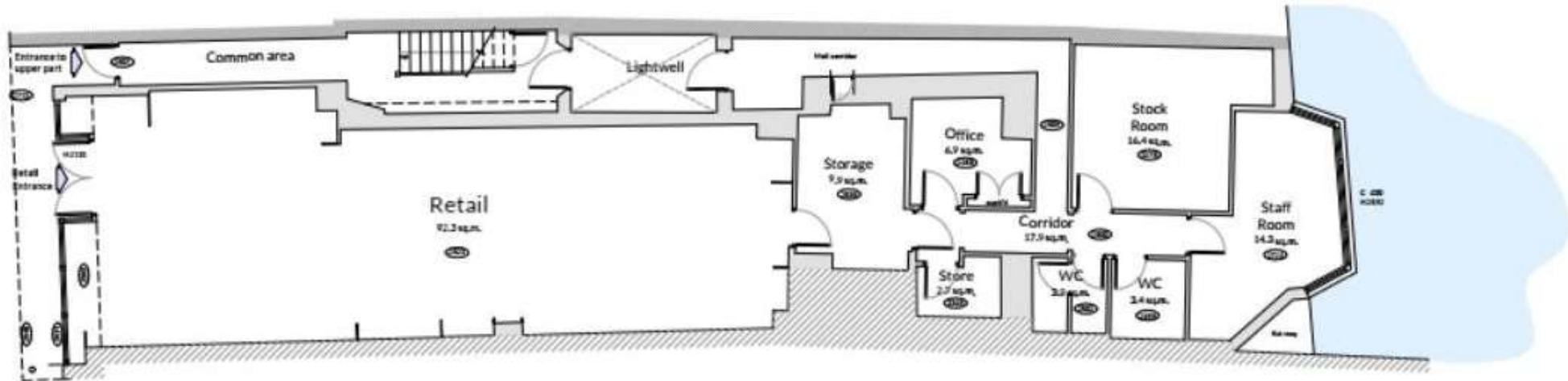
**FAO : Francesca Williams**  
**TEL : 07955 272205**  
**EMAIL : Francescases@sbcproperty.com**





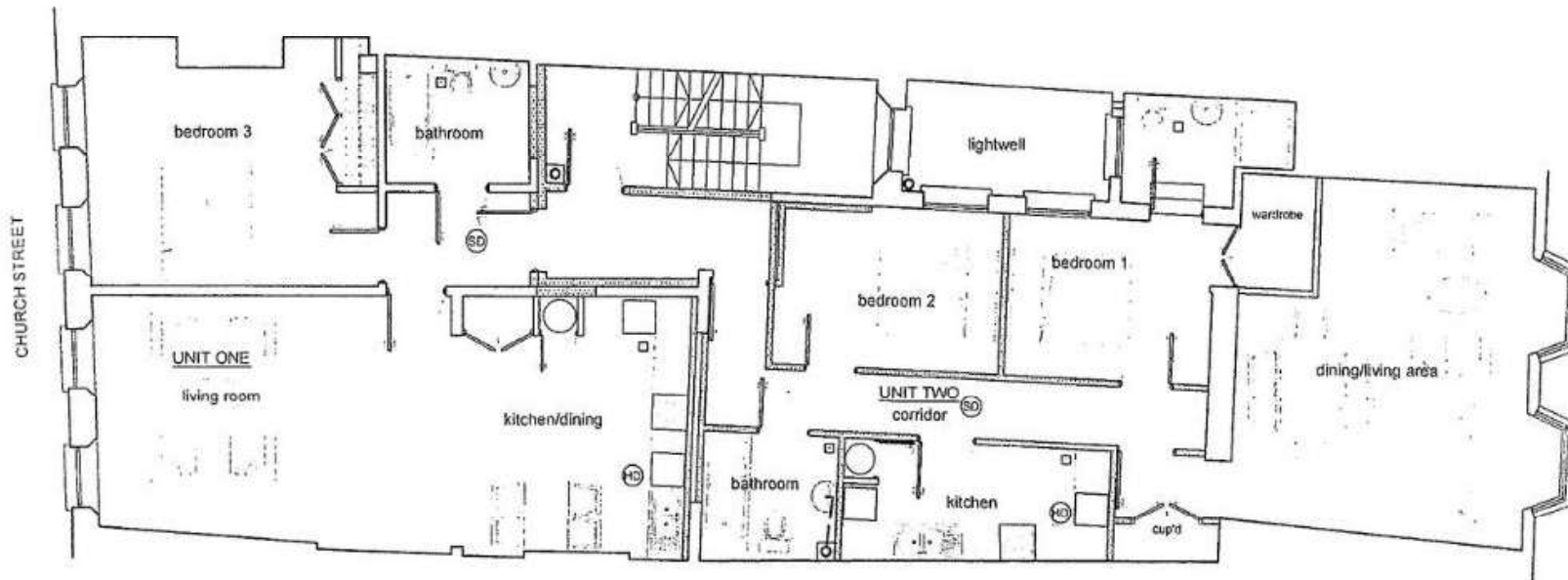
Basement GIA - 207.8 sq.m.

### Basement Plan as Existing

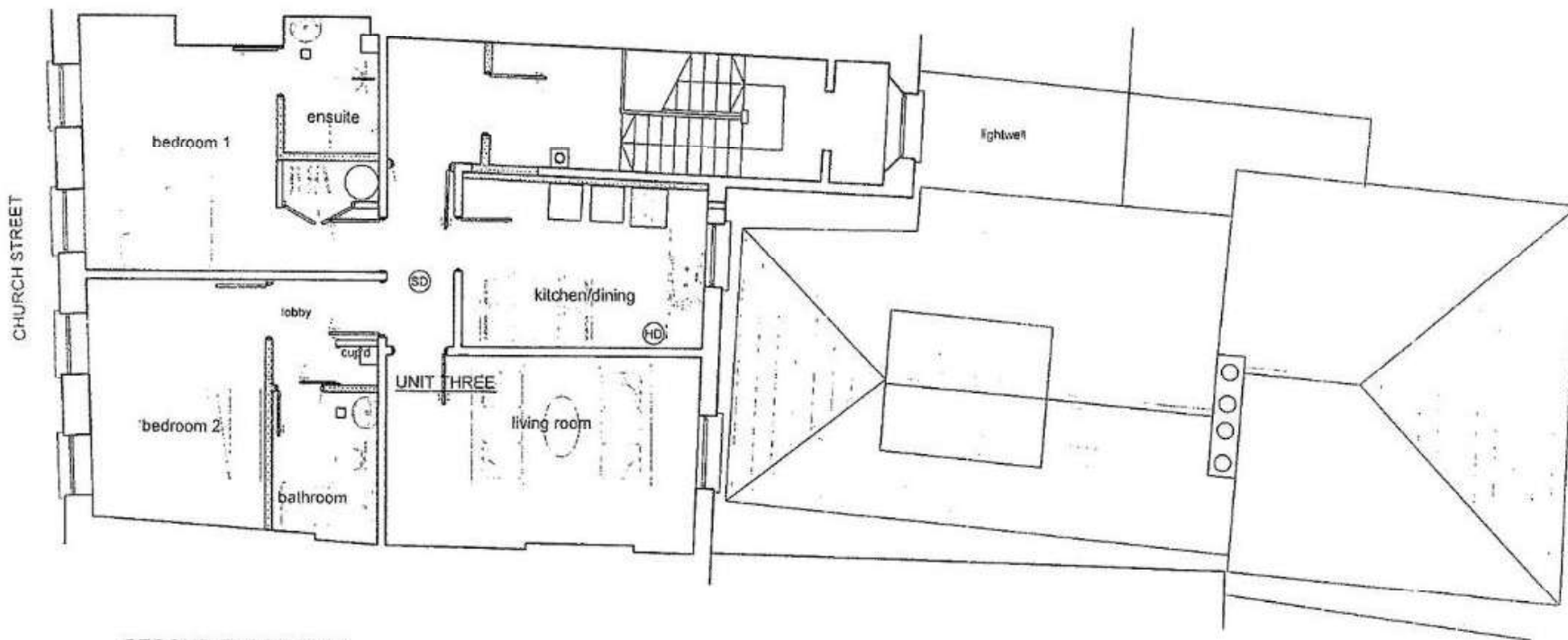


Ground Floor GIA - 176.3 sq.m. (excluding common area and lightwell)

# Ground Floor Plan as Existing

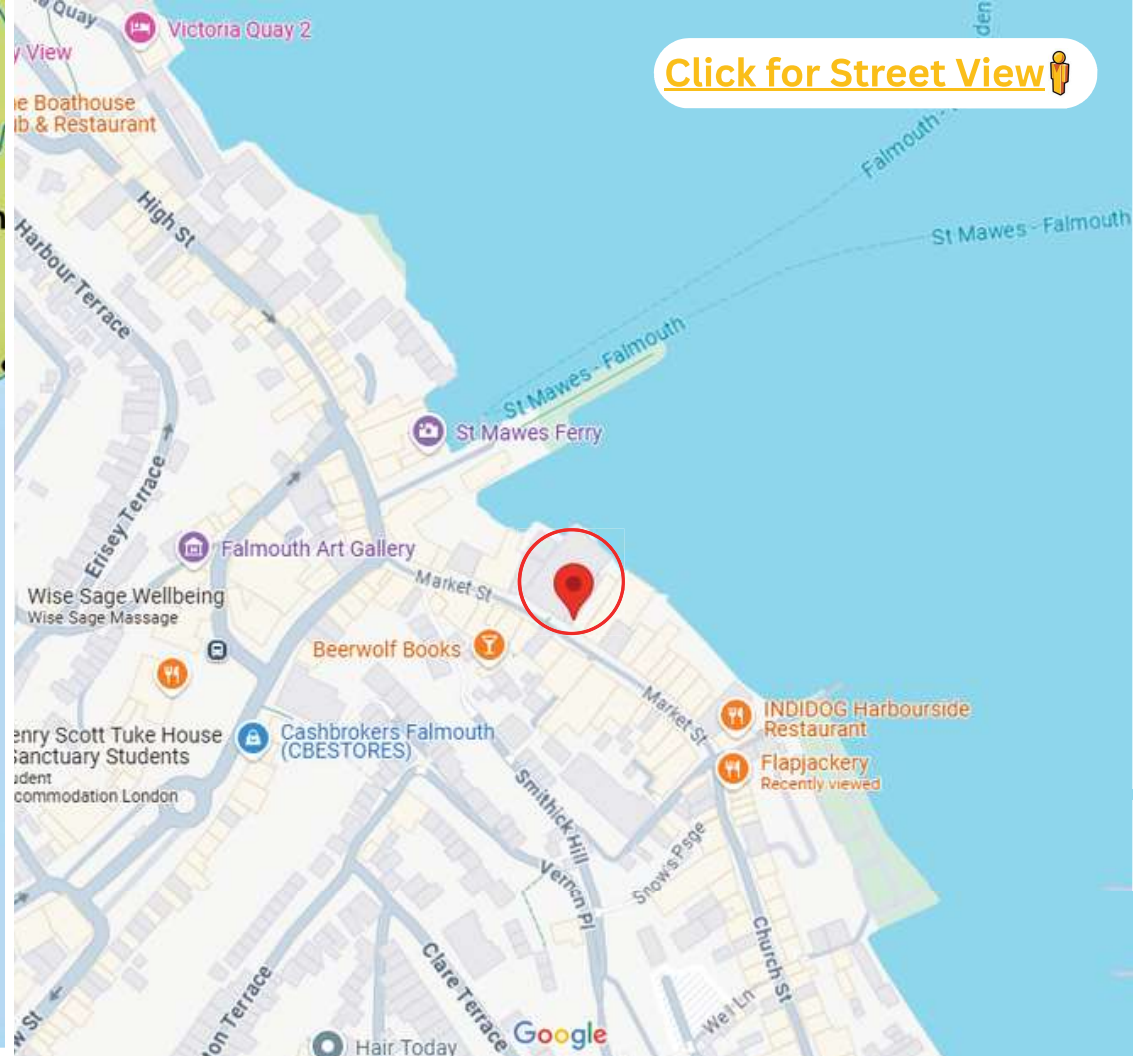


FIRST FLOOR PLAN



SECOND FLOOR PLAN





[Click for Street View](#)



## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 277397

T: 07738 321136

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

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