



THE MOOR



SBC 01872 277397
TOILET

7 THE MOOR, FALMOUTH



7 THE MOOR FALMOUTH CORNWALL TR11 3QA

- FALMOUTH TOWN CENTRE GROUND FLOOR RETAIL UNIT
- NET INTERNAL AREA 75.30 SQ M (811 SQ FT)
- SELF CONTAINED SHOP IN CORNER POSITION
- PROMINENT SHOPFRONT, KITCHENETTE & WC
- WELL PRESENTED THROUGHOUT
- RETAIL, OFFICE OR 'E' USES CONSIDERED
- NEARBY OCCUPIERS INCLUDE ICELAND & WETHERSPOONS
- LEASE ASSIGNMENT



RENT - £17,500 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 30,000 combined with the neighbouring town of Penryn, which is boosted further by its wide catchment, students studying at Falmouth and Exeter University as well as Falmouth Marine School with student number of circa 10,000. Tourist visitors attracted to the town by its harbour, beaches, town centre, holiday accommodation, coastal scenery and visitor attractions.

Situated in the popular Moor area of Falmouth, the property is in an excellent prominent retail location, occupying a corner position on the Corner of Berkeley Vale, The Moor and Quarry Hill. Nearby occupiers include Iceland, Wetherspoons, Kimberley's Estate Agents and Select Convenience Store.

DESCRIPTION

The premises comprise a ground floor retail shop suitable for a variety of occupiers within the new E planning class. The unit is well presented and decorated with a prominent glazed shop front.

Well positioned in Falmouth's town centre, the shop offers a good sized sales area, currently partitioned to provide a rear office, staff area and kitchenette, WC and store.

The shop ideally suited as a retail premises or as an office giving an excellent opportunity to acquire a town centre property in a busy prominent corner position with nearby public parking and loading bays to the front.

LEASE TERMS

Length	:	6 year lease from 2022, outside Security of Tenure of the Landlord & Tenant Act 1954
Repair	:	Proportional full repairing lease
Reviews	:	3rd anniversary
Rent	:	£17,500 per annum exclusive
Use	:	E Class

ACCOMMODATION (Areas are approximate)

The main details of the accommodation are as follows, all measurements and dimensions are approximate and should be checked\verified.

Net internal width	:	5.18m
Max Shop depth	:	15.58m
Sales	:	5.18m x 8.28m
Rear Office	:	5.06m x 2.87m
Kitchen area	:	3.34m x 2.27m
Store	:	2.64m x 1.83m
WC	:	

Net Internal Area : 75.30 sq m (811 sq ft) *

* Area taken from Valuation Office website

VAT

To be confirmed.



SERVICES

Services connected to the premises include mains water, gas and electricity. (We would point out that no testing of the services has been carried out by the agent.)

BUSINESS RATES

£13,500 (2023 Assessment). 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.

EPC

EPC Rating - D

Certificate number - 0930-6993-0391-0200-8010

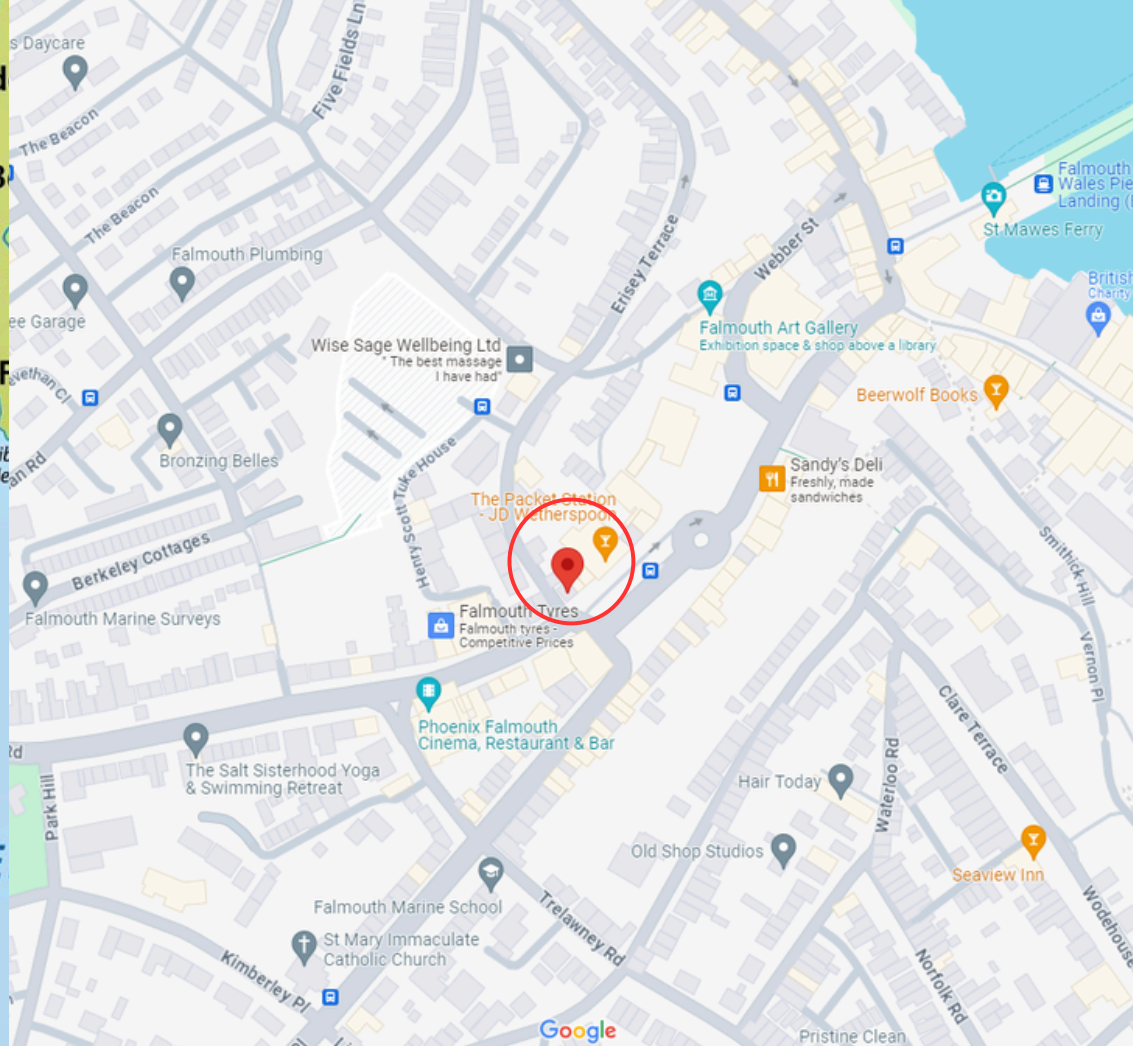
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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