



**13 / 14 WEBBER STREET, FALMOUTH**



# 13/14 WEBBER STREET FALMOUTH CORNWALL TR11 3AU

- FALMOUTH COMMERCIAL PROPERTY OPPORTUNITY
- Historic Grade II Listed - former Women's Institute building
- Most recently used as a restaurant/cafe and antique shop
- Central location in popular coastal town of Falmouth
- Close to main public car parks and town centre amenities
- Ground and first floor accommodation, total net area circa 1,936 sq ft
- Possible SIPP Investment - 100% commercial, suitable for a range of uses
- Available with full vacant possession
- Possible uses include retail, catering, offices, studios, fitness, community groups, amongst others, subject to any required consents
- Rare Freehold opportunity within Falmouth Town Centre

**GUIDE PRICE - £285,000**



## LOCATION

13/14 Webber Street is situated in a central position within the popular south Cornish coastal town of Falmouth. Combined with the adjoining town of Penryn, the town has a resident population of circa 30,000 persons boosted further by a large number of tourist visitors to the area, and the approximate 8,000 full-time students studying at local University and College.

The property is situated in a vibrant area of the town centre, occupied by a mix of retailers to include Tesco, The Lounge, coffee shops, estate agents, as well being a short distance from the core retail centre. One of the town's main car parks is directly behind the property.

## DESCRIPTION

13/14 Webber Street is a characterful, two-storey building, prominently positioned adjacent to the vibrant Falmouth Moor. Rich in history, the property was originally constructed in the mid-18<sup>th</sup> Century and was later remodelled in 1918 to serve as the Women's Institute Building.

The ground floor comprises several well-proportioned rooms, two front facing, with two behind, in addition to WCs and staff area to the rear, ideal for a variety of uses, most recently used as a restaurant and cafe ground floor with a vintage antique shop on the first floor.

A period staircase provides access to the first floor which features a spacious open-plan room with tall ceilings, lit by an attractive symmetrical three-window frontage, giving plenty of natural light retaining the building architectural features.

The property is suitable for a variety of uses offering both ground and first floor accommodation, available with vacant possession, for owner occupation, leasing or potentially alternative uses, subject to any required consents. The premises may lend themselves to residential conversion in part or whole as well as a variety of other uses subject to consents and having regard to the premises historic and listed building status.

## ACCOMMODATION (Areas are approximate)

### Ground Floor

Front left	-	4.69m x 5.28m
Front right	-	4.62m x 4.75m
Mid Office	-	3.76m x 3.54m
Storage	-	2.76m x 0.53m
Kitchen	-	4.10m x 2.42m
Toilet area	-	1.71m x 1.77m
WC's		

### First Floor

Main Room	-	8.83m x 11.10m
Store	-	3.5m x 1.60m
Store	-	3.63m x 1.98m

**Total Net Area** - **180 sq m (1,936 sq ft)**

## EPC

The property has an EPC Rating of E  
Certificate Number 3860-7407-2791-1449-3679.

## GUIDE PRICE

£285,000 for the freehold with vacant possession.

Prospective purchasers are required to provide identification documents to comply with anti-money laundering regulations and provide proof of funds.

## VAT

We are advised the property is not VAT registered.

## BUSINESS RATES

Current rateable value (April 2026 List) **£5,200**

Prospective purchasers should confirm actual rates payable and current available discounts with the Cornwall Council.

## VIEWING/FURTHER INFORMATION

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

SBC Property

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## ANTI MONEY LAUNDRY REGULATIONS

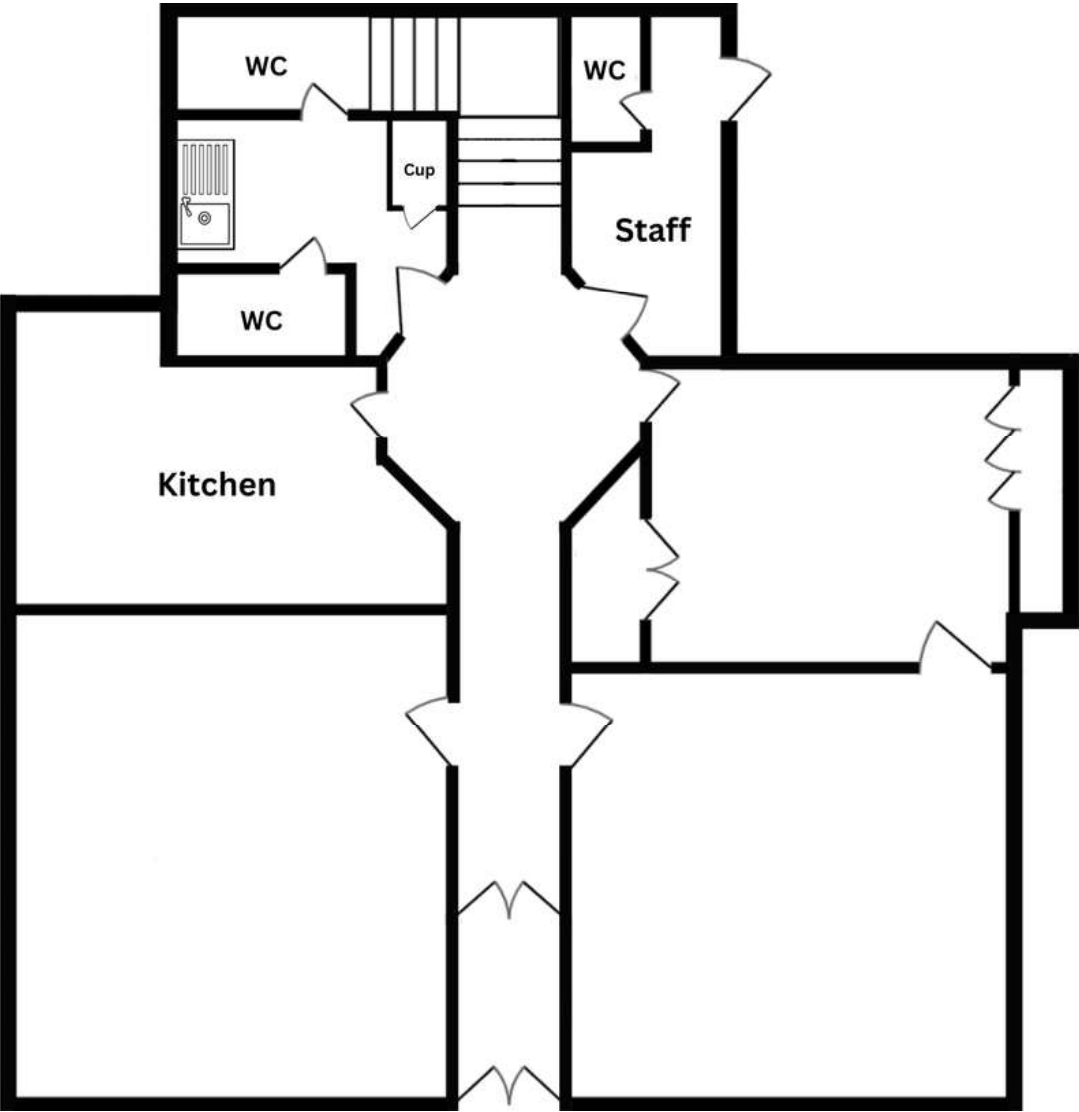
Prospective buyers are to provide ID to comply with the current Money Laundering & Estate Agency Act regulations.

## VAT & PURCHASE COSTS

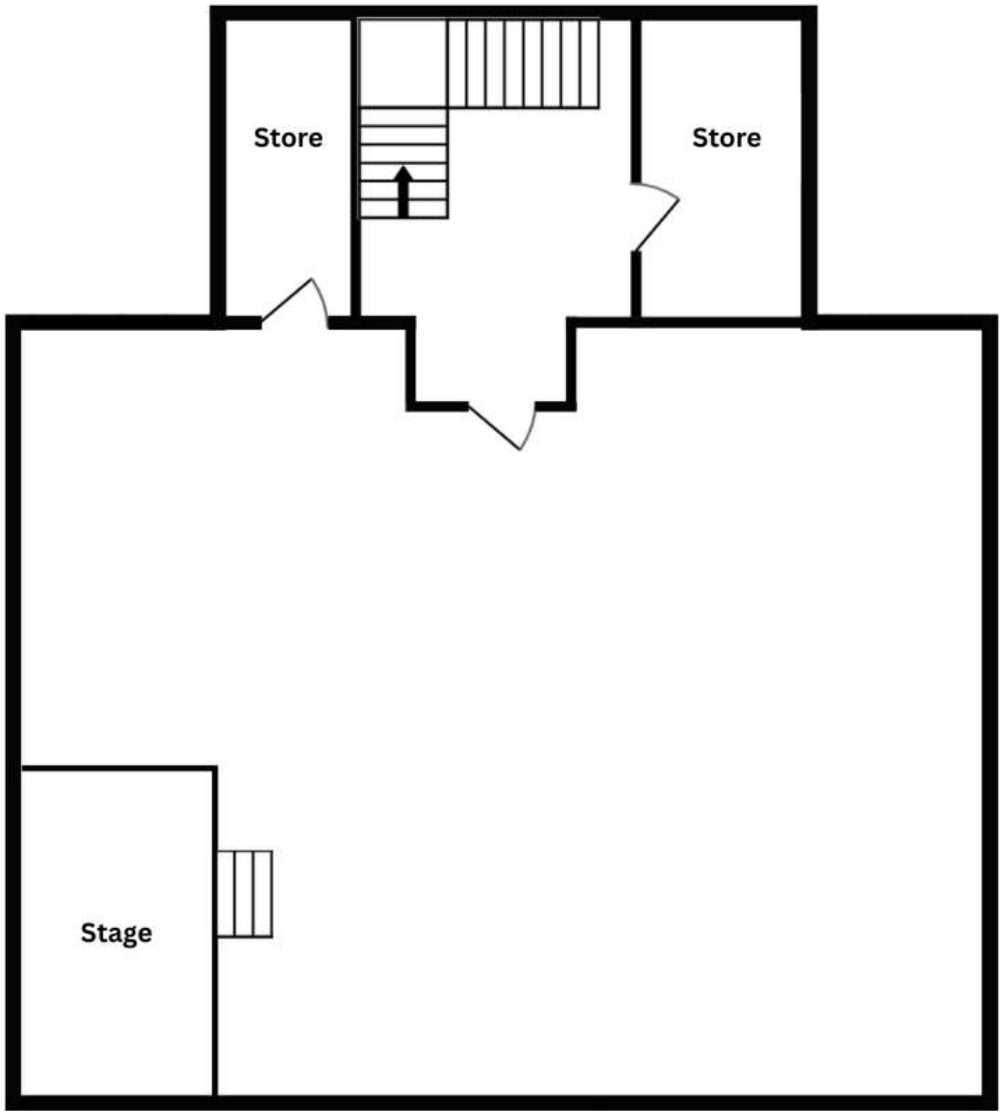
Please note the buyer may incur additional costs on purchase price such as Stamp Duty Land Tax, VAT, agent fees, other taxes\costs. The buyer is responsible for checking any additional costs that may apply to them.

# FLOORPLAN

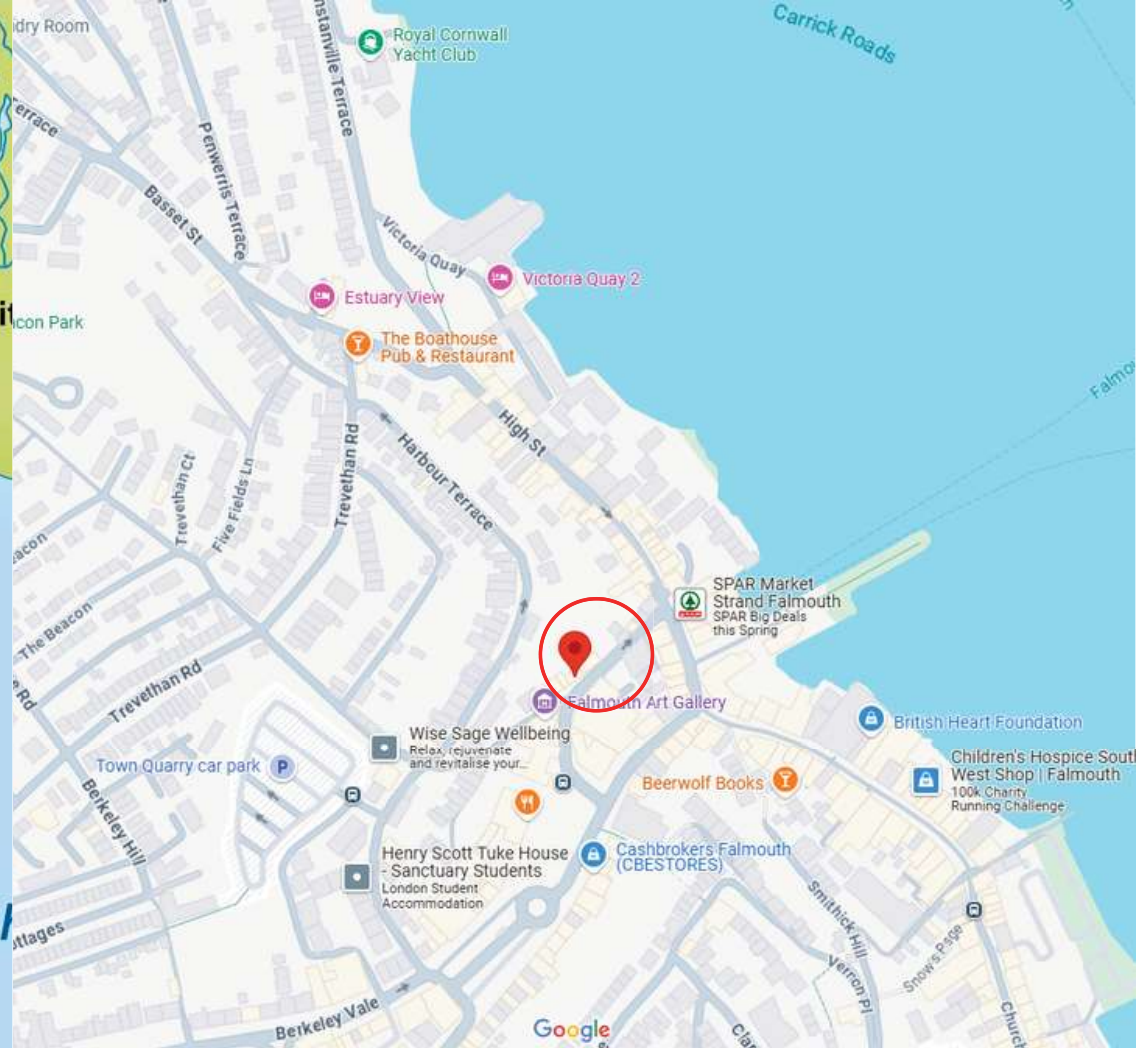
## GROUND FLOOR



## FIRST FLOOR



PLANS ARE PROVIDED FOR INDICATIVE PURPOSES, NOT TO SCALE - ALL MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE CHECKED



## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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