



20 ARWENACK STREET, FALMOUTH



20 ARWENACK STREET FALMOUTH CORNWALL TR11 3JD

- Falmouth Town Centre Grade II Listed Retail Premises
- Situated amongst a variety of niche retailers; Willow & Stone, Bolt, Sabzi and Finisterre
- Close to Falmouth Harbour and town's short-stay car parks
- Net Internal Area: circa 62.26 sq m (670 sq ft)
- Large display windows
- Open-plan sales area with flexible layout options
- Additional storage/office/staff facilities to the rear
- Available by way of a lease assignment
- Available with vacant possession

£15,000 PER ANNUM





LOCATION

The property is situated in the busy, vibrant and ever popular town of Falmouth, Cornwall. The town has a resident population of approximately 20,000 persons, which increases substantially during the tourist season with a large number of visitors attracted by the local beaches, maritime facilities and Falmouth Maritime Museum.

The property is centrally located on Arwenack Street, right in the heart of the town centre. It is just a short distance from the main Events Square and the Falmouth College of Arts, Woodlane Campus. Falmouth town centre boasts a diverse selection of local, regional, and national retailers, catering to residents, tourists, and students alike.

DESCRIPTION

20 Arwenack Street occupies a prominent position in a busy area of Falmouth town centre, just a short distance from the harbour.

The ground floor retail unit offers a spacious sales area with prominent window frontage onto Arwenack Street. To the rear, the space leads to a store/office/staff area, incorporating a kitchenette. In addition, there is further storage and a WC.

The property presents an exciting opportunity to acquire a ground floor retail shop in this excellent town centre location. The premises are well-suited to a variety of commercial occupiers within E Class, retail, office, gallery etc.

EPC

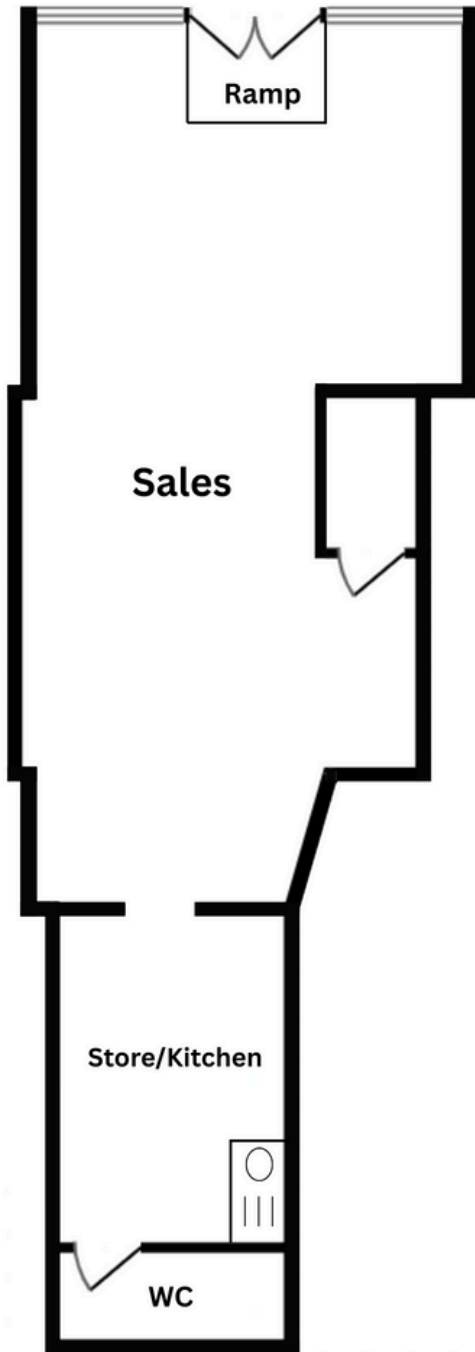
EPC Rating : **C**

Certificate number : **3893-5526-5244-9384-9370**

Valid until : **12 July 2034**

FLOOR PLAN

Plan not to scale. For identification purposes only.



ACCOMMODATION (Areas are approximate)

Ground Floor

Sales Width - 5.07 narrowing to the rear to 3.03m
Sales Depth - 11.10m (maximum)

Sales Area - 51.04 sq m (549 sq ft)

Stores - 11.26 sq m (121 sq ft)
WC

Total Net Area - **62.26 sq m (670 sq ft)**

RATEABLE VALUE

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 (1 April 2023 to present) **£23,000**

New rateable value (From 1 April 2026) **£21,750**

LEASE TERMS

The property is available on a Lease assignment, expiry 2031 on a proportional full repairing terms.

A copy of the lease is available upon request.

RENT

£15,000 per annum.

VAT

We are advised that VAT is not payable on the rent.

LEGAL COSTS

Prospective tenants are to contribute to the landlords legal costs.

I.D. REFERENCES & DEPOSIT

All prospective tenants will need to provide certified identification and proof of address. References and deposit may be required subject to status.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

SBC Property

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Note: Fixtures and fittings within the photos are the current tenants and are not included in the lease





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BEAR

20

A gift from Cornwall

EXCO

EXCO

Vintage
Dresses
£15 for
any 2
for £25

BEAR



CHARTERED SURVEYORS

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