



40-41 MARKET STREET, FALMOUTH



40-41 MARKET STREET FALMOUTH CORNWALL TR11 3AJ

- Prime retail location in the heart of a Falmouth Town Centre
- Substantial glazed frontage to busy Market Street
- Surrounded by leading national retailers including Costa Coffee, Holland & Barrett, WH Smith and Mountain Warehouse
- Versatile accommodation - suitable for a wide range of retail or restaurant uses
- Ground floor open plan retail of circa 4,500 sq ft
- Upper floors provide multiple rooms with staff and toilet facilities
- Total NIA approx. 14,763 sq ft across four floors
- Stunning harbour views from rear of the property
- Central position, close to main town car parks

RENT - £85,000 PA



LOCATION

40-41 Market 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 the local University and College.

The property is situated in a vibrant area of the town centre, occupied by a mix of retailers to include Sea Salt, Quba, coffee shops, estate agents. As well being a short distance from the core retail centre, one of the town's main car parks is in close proximity.

DESCRIPTION

The property is located in 100% prime retail location, situated amongst national retailers including Costa Coffee, Holland & Barrett, WH Smith, and Mountain Warehouse.

The property is arranged over four floors, with a large ground-floor retail sales area of approximately 4,500 sq ft and lower-ground-floor ancillary storage of 4,182 sq ft, accessed via a rear staircase. The property would suit a variety of retail and restaurant uses.

The upper floors are configured into a variety of rooms and also provide staff and toilet facilities, located at the front of the property at first-floor level.

At the rear of the property, also at first-floor level, is a former restaurant/café with stunning harbour views.

ACCOMMODATION (Areas are approximate)

Ground Floor Sales	-	421.4 sq m	(4,536 sq ft)
Ground Floor Ancillary	-	7.9 sq m	(85 sq ft)
Basement Storage	-	403.3 sq m	(4,341 sq ft)
First Floor Storage & Staff	-	309.7 sq m	(3,334 sq ft)
Second Floor	-	143.7 sq m	(1,547 sq ft)
Third Floor	-	85.5 sq m	(920 sq ft)

Total Area - **1,371.5 sq m (14,763 sq ft)**

TENURE

The premises are available on a new 5/10 year lease at £85,000 per annum.

EPC

The property has an EPC Rating of D under Certificate Number 2089-9160-6444-7785-0563.

VAT

We are advised the property is VAT registered.

BUSINESS RATES

Rateable value (2026 List) **£79,500**

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

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with joint letting agents.

SBC Property

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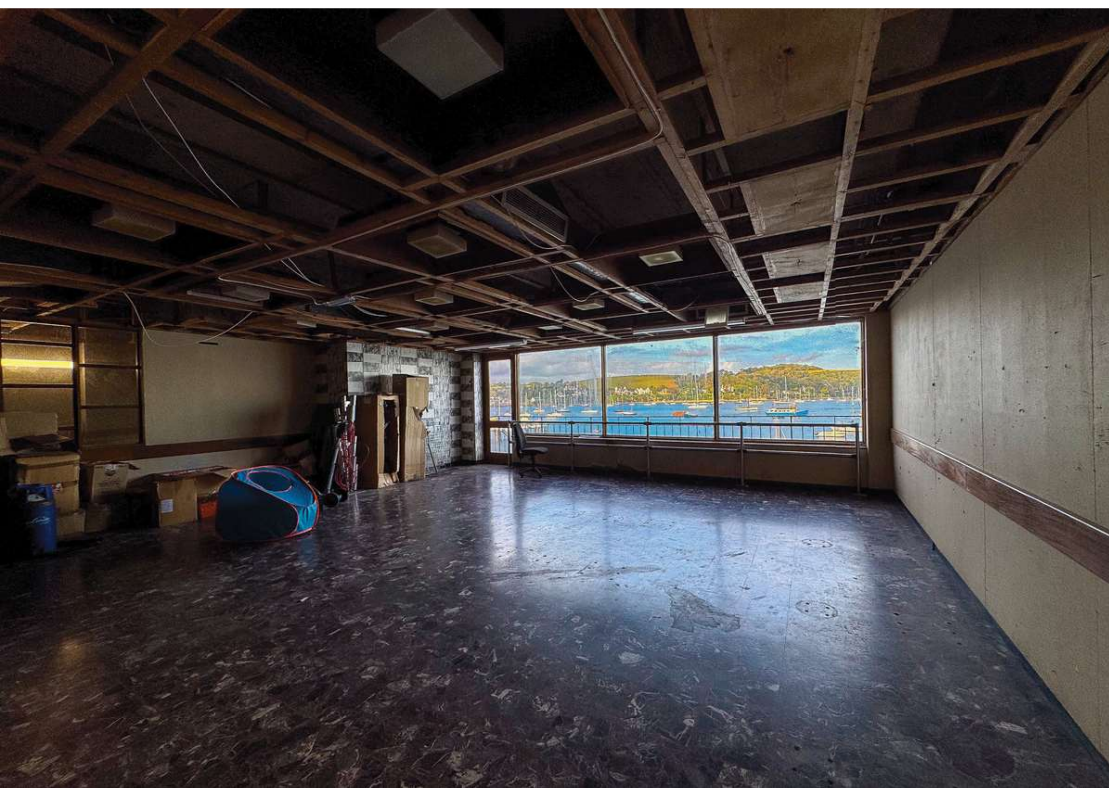
Calan Retail

22 Windsor Place
Cardiff
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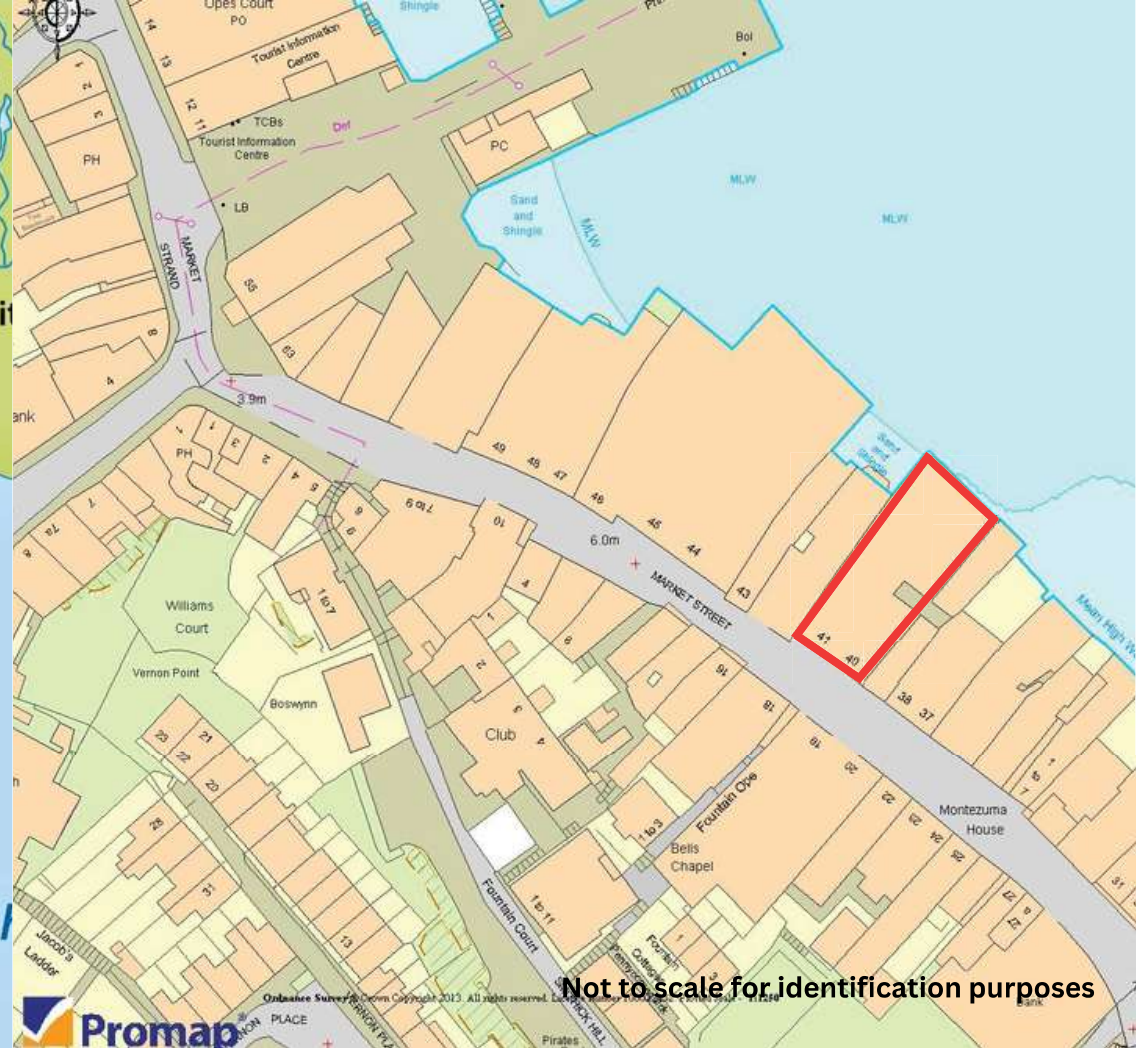


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Not to scale for identification purposes



CHARTERED SURVEYORS

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