



Laskowski
&Co

Commercial

THE OPPORTUNITY

50 Market Street, Falmouth

COMMERCIAL BUILDING TO LET

New lease – £60,000 per annum
(lease terms to be agreed).

- Substantial commercial building available to let
- Prime retail location in central Falmouth
- Totalling approximately 13,000 sq ft
- Arranged over basement, ground, first, second and third floors
- New lease available at £60,000 per annum
- Terms to be agreed



Information

THE LOCATION

Falmouth is undoubtedly one of Cornwall's most thriving and lively towns, offering a unique lifestyle, bustling town centre and beautiful beaches. Voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, National Maritime Museum, an excellent retail offering, pubs, bars and restaurants. The combination of maritime heritage and modern creativity, largely generated via the growing university, makes the town a hugely popular spot. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained year round. A railway line takes you to Truro in under half an hour.

More specifically, 50 Market Street occupies a central position on one of Falmouth's busiest commercial locations, enjoying uninterrupted water views from the rear, and close to all local amenities, transport links and beaches, and is within a pedestrianised zone between the hours of 10am and 4pm, 7 days a week, and has full level accessibility.

The building is currently occupied by Mountain Warehouse whose lease expires on 11 June 2025. The building neighbours various national and local retailers, including Superdrug, WH Smith, Poundland, Holland & Barrett, Costa, Nero and Boots.

THE PROPERTY

A substantial Grade II Listed property with broad open-plan level shop front to the ground floor and a large open-plan stock room to the first floor, offering over 13,000 sq ft over 5 floors.

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Gross Frontage	13	42ft 8in
Net Frontage	11.35	37ft 2in
Shop Depth	27.99	91ft 10in
Build Depth	29.93	98ft 3in
Basement	259	2,787
Ground Floor Sales	338	3,637
First Floor	372	4,003
Second Floor	164	1,764
Third Floor	48	516

The ground floor briefly comprises a large dual aspect retail area, with stairs rising to the first floor, which briefly comprises a large dual aspect open-plan area, WC, disused lift shaft and access to a disused stairwell. A separate door and stairwell leads to the second floor which has an open-plan area.

The basement comprises 2 bathrooms and several self-contained rooms - please note, the electrical housing is located at the rear of the basement.

PLANNING & ALTERNATIVE USE

Planning Use Class E.

SERVICE CHARGES

TBC

EPC

Rating D (86)

PREMIUM

Nil

LEASE TERMS

Terms of the fully repairing and insuring lease are to be negotiated. Our client is seeking a circa 10 year lease.

BUSINESS RATES

The property is assessed as follows:

Rateable Value: £77,000

UBR (24/25): £54.6p

LEGAL COSTS

Each party to bear their own legal costs.

CODE FOR LEASING BUSINESS PREMISES

Laskowski & Co advise all interested parties to seek professional advice prior to entering a commercial lease. We refer prospective tenants to the RICS Code for Leasing Business Premises, 1st Edition.

VAT

If applicable, VAT will be charged at the standard rate.

SERVICES

We understand mains electricity, gas, water and drainage are connected to the property.

VIEWINGS & ENQUIRIES

All enquiries and viewing requests are to be made directly through Laskowski & Co Commercial on 01326 318813 and info@laskowskiandcompany.co.uk.

