

alder king

PROPERTY CONSULTANTS

TO LET

2 Bells Court

Falmouth TR11 3AZ

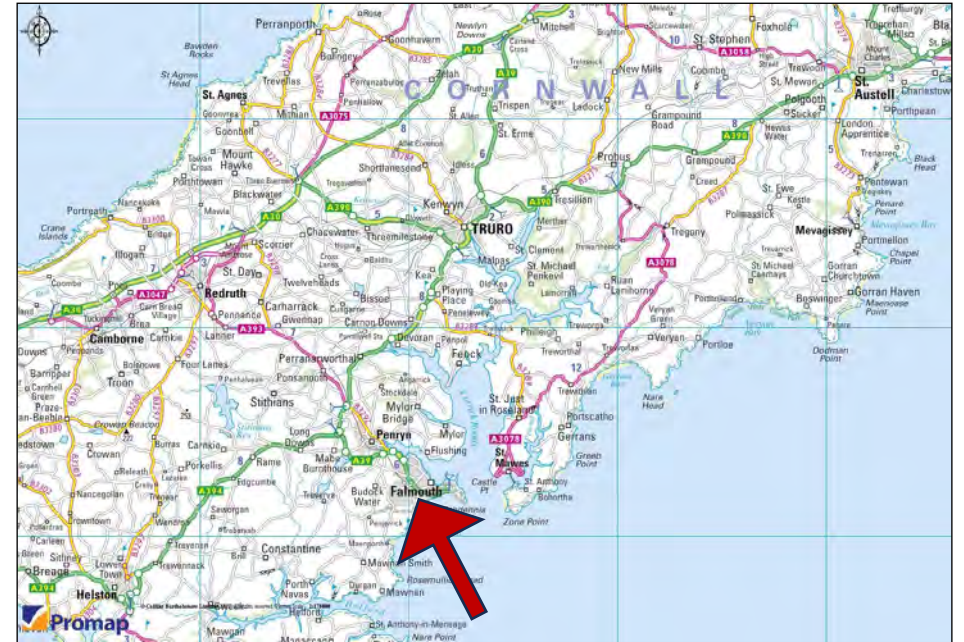
Restaurant/café with ancillary accommodation situated within a courtyard location in Falmouth town centre approximately 1,185 sqft

Location

Falmouth is a principal retail center on the south coast of Cornwall noted for its deep-water harbour and University. It is a popular tourist destination. The town offers an excellent range of amenities, including independent shops, cafés, restaurants, and supermarkets, alongside a thriving arts and cultural scene.

It is noted for its sandy beaches and leisure marine facilities being a popular sailing centre.

The town benefits from good transport links, with a branch line railway connecting to Truro, where there are direct services to London Paddington.



A30



12 miles north

Truro



10 miles



Railway station

Port



Accommodation

Description

The property comprises a semi detached two storey period building currently most recently occupied as a restaurant. It has stone and timber construction under a pitched slate roof with feature portico entrance. It has an extensive restaurant area accommodating a range of seating for 50+ covers together with a commercial kitchen. Note – property to be cleared of current furniture and effects.

Outside area

To the front of the property lies a popular open cobbled courtyard area equipped with a further range of seating with access to the main street in Falmouth town centre.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground – Restaurant, kitchen and ancillary	681	63.3
First floor – Restaurant/ancillary	504	48.8
TOTAL	1,185	110.1

Leisure



High street frontage



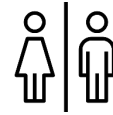
Power



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand the property has planning consent within Use Class E but any occupier should make their own enquiries to the Planning Department of Cornwall Council to confirm their proposed use. Tel: 0300 1234 151

Business Rates

Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

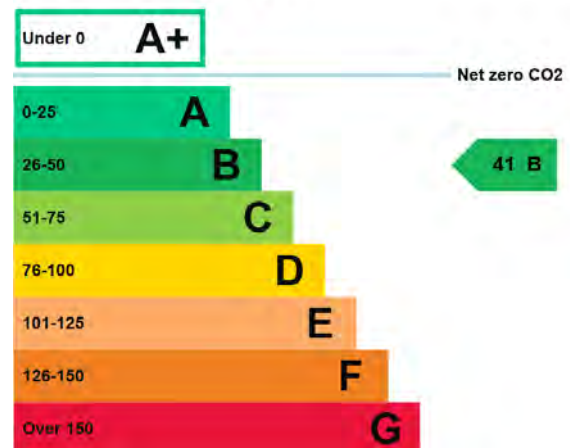
Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

This property's energy rating is B.



Premises Licence

We understand the Property has the benefit of a Premises Licence for the sale/supply of alcohol, live music, late night refreshment and films. Interested parties should make their own enquiry of Cornwall Council to confirm.

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Note - Any new lease will be subject to vacant possession from the existing tenant. Further details available to interested parties on request.

Rent

The property is offered to let for £12,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: IS/CD Date: June 2026
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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