



9 TIDEMILL HOUSE, DISCOVERY QUAY, FALMOUTH, TR11 3XP

£17,500 PER ANNUM EXCL.

LOCATION:

A ground floor lock-up retail unit situated in a terrace immediately adjoining the popular National Maritime Museum. Nearby occupiers include; The Shed, Warrens Bakers, Tesco, Musto, The Shack, Pysk Fish Mongers, Pizza Express and Java Coffee & Cocktails.

DESCRIPTION:

The premises can be used for a variety of uses but are considered unsuitable for cooking due to difficulties in providing extraction ducting.

They are offered by way on a new proportional full repairing and insuring lease, the terms of which are open to negotiation.

SCHEDULE OF ACCOMMODATION:

Net Internal Area 779 sq.ft (72.3 sq.m) Net Frontage 7.13m Maximum Depth 9.35m Maximum Width 8.97m Accessible WC

LEASE TERMS:

The premises are offered by way of a new proportional full repairing and insuring lease at an initial rental of £17,500 per annum exclusive plus VAT, the remaining terms are open to negotiation.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £20,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

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