



To Let

**4 Berkeley Vale
Falmouth
Cornwall
TR11 3PH**

£60,000 per annum exclusive

Contact our agent:-

Alan Treloar

01872 245604

✉ atreloar@vickeryholman.com

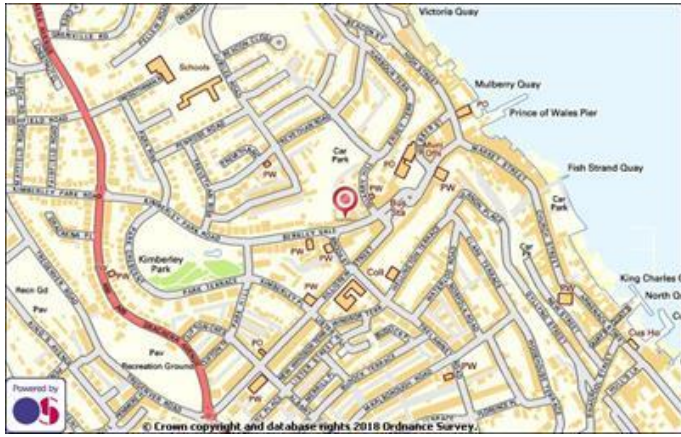
www.vickeryholman.com

SUMMARY

- Available January 2020
- Extensive retail property
- First time available in over 25 years
- On site car parking spaces
- Good secondary pitch in one of Cornwall's highest regarded towns
- Close to popular bars, restaurants, cinema and other retail
- New lease available

Vickery Holman





LOCATION

Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and is famous for its maritime history. The town has the benefit of branch line railway services and an established road network to Helston, Redruth and Truro.

Falmouth is a very popular residential location as well as one of Cornwall's best known tourist towns. The growth of Falmouth University has also helped underpin the fortunes of the town in recent years.

This property is situated in a prominent secondary location in close proximity to a mix of occupiers including JD Wetherspoons, Iceland, KFC, Merlin Cinema and a range of largely independent retailers, bars and restaurants many of which thrive off the student market.



DESCRIPTION

A substantial former car showroom that has been occupied by Argos for over 25 year but is now available. The ground floor has very extensive frontage to Berkeley Vale. There is similarly sized open plan accomodation to the first floor last used as storage whilst to the second floor is further storage.

ACCOMMODATION

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a NIA basis.



Alongside the shop front is an area suitable for some car parking; there is also access to a rear loading bay and car parking for around 10 cars located on an open parking deck at first floor level.

EPC/ MEES
C (71)

	sq m	sq ft
Ground floor retail	191	2,052
Ground floor ancillary	111	1,197
First floor storage	306	3,288
Second floor storage	93	1,005
TOTAL	701	7,542

www.vickeryholman.com

Truro Office

Walsingham House, Newham Quay, Truro, Cornwall, TR1 2DP



RICS

the mark of property professionalism worldwide

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information.

Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;
- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
- 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.



Falmouth



50 metres

Experian Goad Plan Created: 18/11/2019
Created By: Vickery Holman



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

SERVICES

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

BUSINESS RATES

From the Valuation Office Agency website (www.vo.a.gov.uk) we understand that the current Rateable Value is £70,500 effective from the 1st April 2017 reference 22020623000400.

As a new occupier of premises you have the right to appeal an assessment if it is too high, we have a team of rating advisors who can provide further advice if required.

TERMS

The premises are available by way of a new full repairing and insuring lease. Consideration may be given to a sale of the freehold.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

OTHER

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing please contact the sole agents.



Alan Treloar
01872 245604
atreloar@vickeryholman.com



Will Duckworth
01872 242724
Wduckworth@vickeryholman.com

www.vickeryholman.com

Truro Office

Walsingham House, Newham Quay, Truro, Cornwall, TR1 2DP



RICS

the mark of property professionalism worldwide

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information.

Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;
- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
- 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

SUBJECT TO CONTRACT
18 November 2019