

# Lot 20, 35 Market Street, Falmouth, Cornwall TR11 3AR

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Retail and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail and Development Opportunity

- Substantial five-storey building totalling 4,385 sq ft
- Harbour views to the rear
- Separately accessed upper floors with Development/Change of Use potential (subject to consents)
- Potential to convert uppers to Residential, HMO, Holiday Lets
- Popular Cornish seaside and University town
- Nearby occupiers include Tesco Express, Boots the Chemist, Superdrug, WHSmith, Caffè Nero and Poundland

#### Lot

20

#### Auction

15th February 2024

#### Vacant Possession

#### Status

Available

#### Sector

High Street  
Retail/Residential/Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

11 miles south-west of Truro, 18 miles south of Newquay, 26 miles east of Penzance

#### Roads

A39, A394, A393

#### Rail

Falmouth Town Railway Station

#### Air

Cornwall Airport Newquay

### Situation

Falmouth is a popular seaside town in Cornwall, approximately 11 miles south of Truro. The property is situated in Falmouth's prime retailing pitch on the north side of the busy Market Street. Nearby occupiers include Tesco Express, Boots the Chemist, Superdrug, WHSmith, Caffè Nero and Poundland.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises a vacant shop on ground and lower ground floors with separately accessed first, second and third floors, which are also vacant

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

| Floor        | Use  | Floor Areas<br>Approx sq m (1) | Floor Areas<br>(Approx sq ft) (1) | Tenant |
|--------------|--|--------------------------------|-----------------------------------|--------|
| Ground       | Retail/Ancillary                                       | 113.81                         | (1,225)                           | VACANT |
| Lower Ground | Ancillary  | 51.84                          | (558)                             |        |
| First        | Offices/Ancillary                                      | 61.78                          | (665)                             |        |
| Second/Third | Residential - 4 rooms, living room, kitchen & bathroom | 180.00                         | (1,937)                           |        |
| <b>Total</b> |  | <b>407.43</b>                  | <b>(4,385)</b>                    |        |

(1) Second/third floor areas have been provided by the EPC register ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)).



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**The Property**





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## Contacts

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