



To Let

£7,000 to 7,500 per annum

1 & 3 Hayman Way, Falmouth, Cornwall, TR11 2JN

**739-771 Sq Ft
(68.7-71.7 Sq M)**

Summary

- Ground floor retail units
- Open plan retail area with store/office, WC and yard to the rear
- Situated in a popular residential location
- Available immediately
- Close to the popular town of Falmouth

Location:

This unit is situated in a busy residential location in the market town of Falmouth.

Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and lies approximately 12 miles from Truro, Cornwall's capital and principal administrative and retail centre. Famous for its marine history the town has the benefit of branch line railway services and an established road network to Helston, Redruth and Truro.

Description:

These ground floor retail units both offer a generous shop front in a popular residential location. Currently the property provides an open plan retail area with a rear store room/ office and WC.

Externally this property also benefits from a shared court yard to the front as well as a rear yard area accessed off Hayman Way.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
Unit 1	71.65	771.23
Unit 3	68.73	739.80
Total	140.38	1,511.03

Maintenance Rent:

A maintenance rent of 10% is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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.

EPC / MEES:

EPC Rating: D (97)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk).

	Business Rates	Rates Payable
Unit 1	£4,050	£2,020.95
Unit 3	£3,850	£1,921.15

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new lease with terms to be agreed.

Legal fees:

The ingoing tenant is to be responsible for a contribution towards the Landlord's professional fees.

VAT:

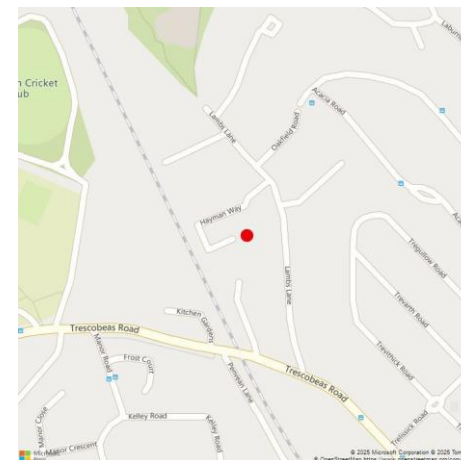
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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