

**For Sale/
To Let**

Rental £23,500 pax

Unit 1, Mariners Walk, Event's Square,
Falmouth, Cornwall TR11 3XP

845 sq ft
(78.53 sq m)

Summary

- Ground floor commercial unit
- New lease available
- Long leasehold sale also considered
- Adjacent to wide range of popular restaurants and retail occupiers and the on Events Square and The National Maritime Museum Cornwall
- Modern premises used as tattoo studio since new

Location:

Falmouth is famous for its marine history, its popularity as a tourist destination and the benefit of the significant growth in student numbers at the University of Falmouth in recent years. It is also a highly regarded year round residential location.

This unit is adjacent to Events Square and The National Maritime Museum Cornwall and occupiers include a range of popular retail and restaurants units around Events Square. A neighbouring unit in the same building is used for office purposes. There are extensive public car parking opportunities nearby.

Description:

Ground floor unit in an attractive development completed approximately 5 years ago. The unit has extensive glazed frontage and has been used since the development was completed as a tattoo studio.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement.

	sq m	sq ft
Total - Unit 1 (excl. wc)	78.53	845

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

Air source heating and air conditioning is installed. We understand that mains services are connected to the property however these have not been tested by the agents. Interested parties should make their own enquiries.

Tenants will contribute to the cost of buildings insurance and any other relevant outgoings.

EPC / MEES:

A (22)

Business rates:

The Valuation Office Agency website (www.voa.gov.uk) shows that the current Rateable Value is £16,000, therefore making the approximate Rates Payable £6,112 for 2026/27 assuming retail use.

Terms:

The premises are available by way of a new proportional full repairing and insuring leases, minimum term 10 years preferred with rent reviews at 5th anniversary.

Rental £23,500 per annum exclusive.

Alternatively a long leasehold sale will be considered - guide price £235,000

Legal fees:

Each party to pay their own legal fees in relation to any transaction unless otherwise agreed.

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

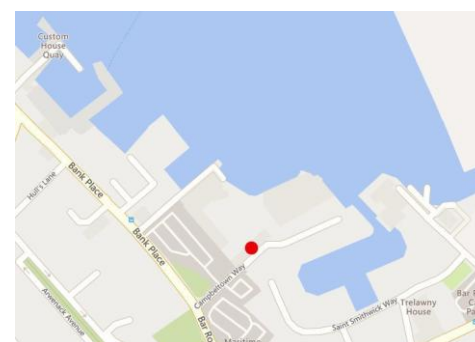
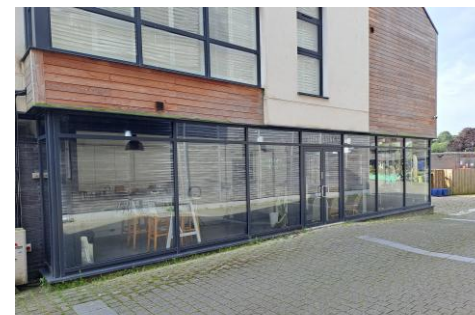
All figures quoted are exclusive of VAT if applicable.

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

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Truro Office

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

