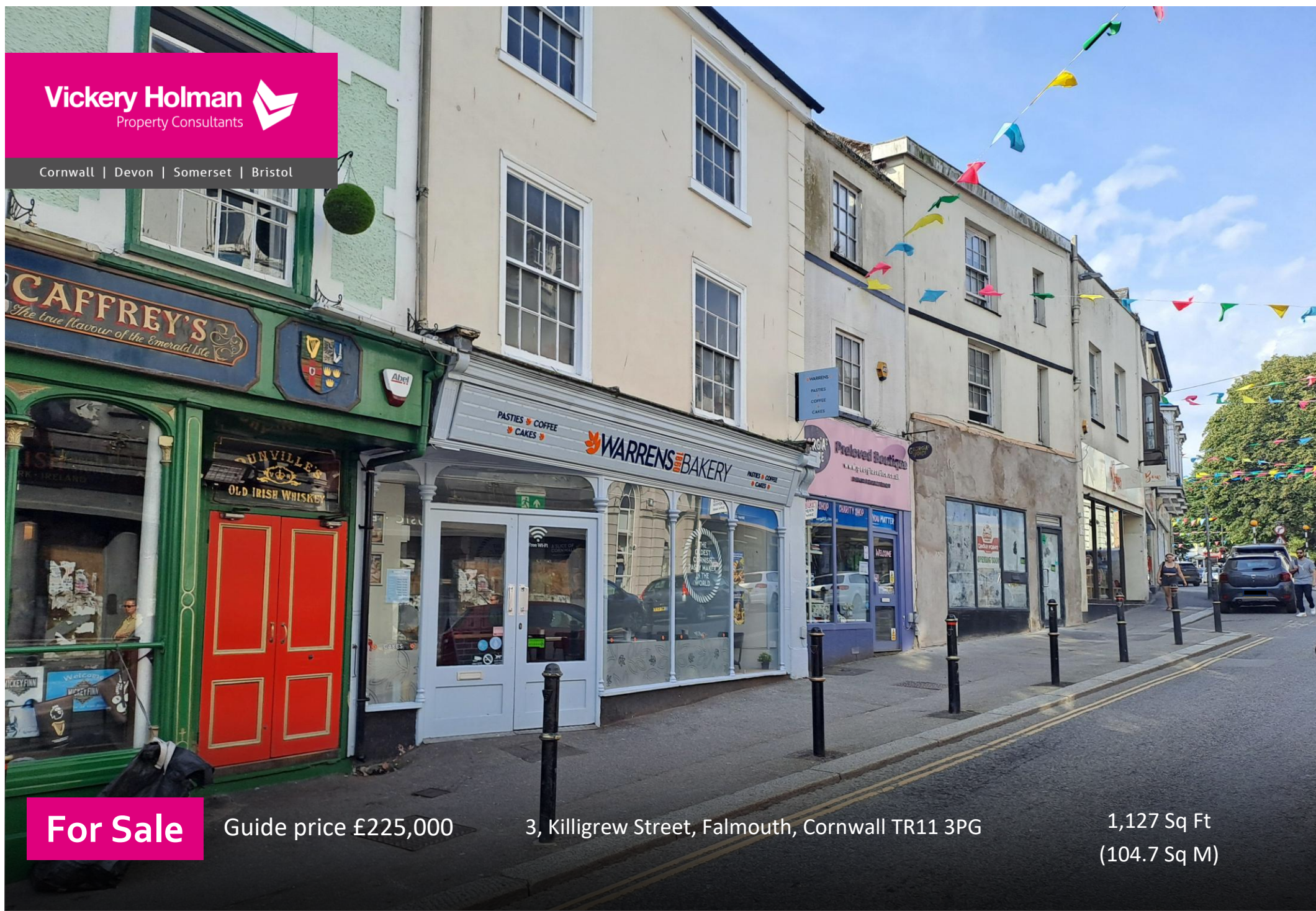




For Sale

Guide price £225,000

3, Killigrew Street, Falmouth, Cornwall TR11 3PG

1,127 Sq Ft
(104.7 Sq M)

Summary

- Freehold opportunity
- Busy location
- Popular Cornish town
- First time available in over 30 years
- Offered with vacant possession

Location:

The property is in a busy and long established retail pitch in Falmouth town centre. Nearby occupiers are a mix of local retailers and food related outlets. There is an in-town Tesco store nearby.

Falmouth is a very popular town on the south Cornish coast. It has a strong economy which benefits from a long established reputation as a tourist resort as well as a highly regarded status as a student town and home to University of Falmouth. It is also a popular residential location being within easy reach of Truro as well as the surrounding coast and countryside.

Description:

An attractive mid terraced property located in the heart of this thriving Cornish town. The property has been used as a retail bakery for many years but is equally suited to a range of other retail uses.

The two upper floors provide useful additional staff rooms and storage.

Accommodation:

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

	sq m	sq ft
Ground Floor		
Overall	43.52	468
First Floor		
Overall	30.14	324
Second Floor		
Overall	41.29	444
Total	104.7	1,127

Services:

We understand that mains electricity, water, gas 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:

E (110)

Planning:

The property is Grade II Listed.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £19,500, therefore making the approximate Rates payable £7,449 for 2026/27.

Interested parties are advised to confirm the rating liability with Cornwall Council.

Terms:

The freehold of the property is available. Guide price £225,000.

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:

We are advised that the property is not VAT elected.

Further information and viewings:

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



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