



Tenure

Freehold.

Location

Falmouth is a popular resort town and established commercial centre with a population of 25,000, situated on the Fal Estuary on Cornwall's south coast. Communications are good, with regular rail services from Paddington and the Midlands, a regular network of ferry services around the Estuary and road access via the A39 which links to the A30 and M5.

The property is situated in a first class position on the east side of the pedestrianised Market Street, the main retailing street in the heart of the town centre.

Occupiers close by include Marks & Spencer, Holland & Barrett (both adjacent), WH Smith, Boots, O2, Vodafone, Wilko, New Look and Carphone Warehouse, amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor shop with storage and ancillary accommodation in the basement and first floors.

The property provides the following accommodation and dimensions:

Basement	65.50 sq m	(705 sq ft)
Ground Floor	112.40 sq m	(1,210 sq ft)
First Floor	43.85 sq m	(472 sq ft)
Total	221.75 sq m	(2,387 sq ft)

NB. Floor areas provided by the Vendor, not measured by Allsop.

Tenancy

The entire property is at present let to BRITISH HEART FOUNDATION for a term of 10 years from 22nd April 2016 at a current rent of £28,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (with qualified interior liability in respect of the basement and first floor). (1) There is a lessee's break option on 22nd April 2021.

Tenant Information

No. of Branches: Over 500.

Website Address: www.bhf.org.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Falmouth

43 Market Street Cornwall TR11 3AJ

- **Well Located Freehold Shop Investment**
- First class pedestrianised location adjacent to Marks & Spencer
- Let to British Heart Foundation on a lease expiring in 2026(1)
- Rent Review 2021
- No VAT applicable
- Current Rent Reserved
£28,500 pa

**SIX WEEK COMPLETION
AVAILABLE**

