



**RESTAURANT PREMISES, THE MULBERRY, 29 HIGH STREET, FALMOUTH,
TR11 2AD**

£30,000 Lease Premium To Include All Fixtures and Fittings

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Falmouth is located on the south coast of Cornwall and is a popular destination for tourism. The premises are situated in the popular High Street area of the harbourside town of Falmouth in a basement location.

DESCRIPTION:

Well equipped and cosy restaurant premises with fully functioning commercial kitchen, bar area and seating areas. The premises occupy the basement of 29 High Street and a new owner can trade immediately. A new lease is on offer for this rare Falmouth opportunity.

BUSINESS:

The premises were traded as The Mulberry until December 2024 with our clients now pursuing other business interests. No trading figures are available but an inventory will be available. The price of £30,000 includes all fixtures and fittings.

TENURE / LEASE TERMS:

A new lease is on offer and the ingoing business owner is asked to contribute to the Landlord's reasonably incurred legal fees in drawing up the new lease.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £11,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been commissioned and will be available shortly.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards

