



20 CHURCH STREET, FALMOUTH, TR11 3EG

£350,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The property is located in the heart of Falmouth's bustling town centre on historic Church Street. Church street is regarded as one of the prime trading positions within the town. There are a number of shoppers car parks within easily walking distance and the property is also within close proximity to the nearby events square which is home to the national maritime museum that attracts thousands of visitors each year.

DESCRIPTION:

20 Church Street is a well located, Grade II listed period building set over four floors with a small, enclosed courtyard to the rear.

Detailed planning consent has been granted to create either one or two retail units on the ground floor, with two well appointed, two bedroom maisonettes on the upper floors.

Conditional building regulation approval documentation has also been obtained subject to structural calculation approval offering a swift start for a developer to commence the conversion.

SCHEDULE OF ACCOMMODATION:

Ground floor retail unit – C 68 Sq M (731.95 Sq ft)
Residential unit C (2-bed) - 72 Sq M (775 Sq ft)
Residential unit D (2-bed) - 70 Sq M (753.48 Sq ft)
Communal area - 9 Sq M (96.87 Sq ft)
TOTAL - 219 Sq M (2,537.31 Sq ft)

DEVELOPMENT AND PLANNING CONSENT:

Ref. No: PA22/09551 | Status: Approved with conditions
▪ Listed Building Consent for Conversion of existing ground floor retail unit into two with residential change of use to form two residential units to the upper floors.

Ref. No: PA22/09552 | Status: Approved with conditions
▪ Submission of details to Discharge Condition 3 and 4 in respect of Decision Notice PA22/09552 dated 31/01/2023.

Ref. No: PA23/06872 | Status: Discharged
Submission of details to Discharge Condition 3 and 4 in respect of Decision Notice PA22/09552.

Ref. No PA25/05700 | Status: Approved with Conditions
Alterations to existing ground floor retail unit with residential change of use to form two residential units to the upper floors without compliance with condition 2 of decision notice PA22/09551 dated 31/01/2023 (as amended by decision notice PA25/08758).

CIL LIABILITY:

We have been notified by the Local Authority that there is no CIL charge payable.

TENURE:

Freehold.

PURCHASERS PACK:

A purchasers pack is available and contains the following:

- Sketches of proposed development
- Planning permission information
- CIL notice confirming no liability
- Extensive building regulations documents

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

VAT:

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

BUSINESS RATES:

The property has a rateable value of £22,000 as per the 2023 assessment. The draft 2026 assessment provides a figure of £26,250. Rates will not be payable whilst the building is vacant due to its listed status.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (100).

VIEWING AND CONTACT INFORMATION:

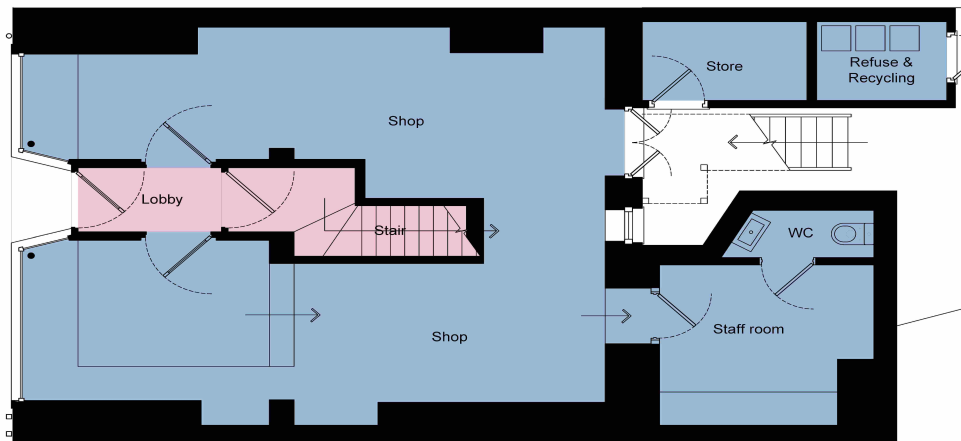
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022

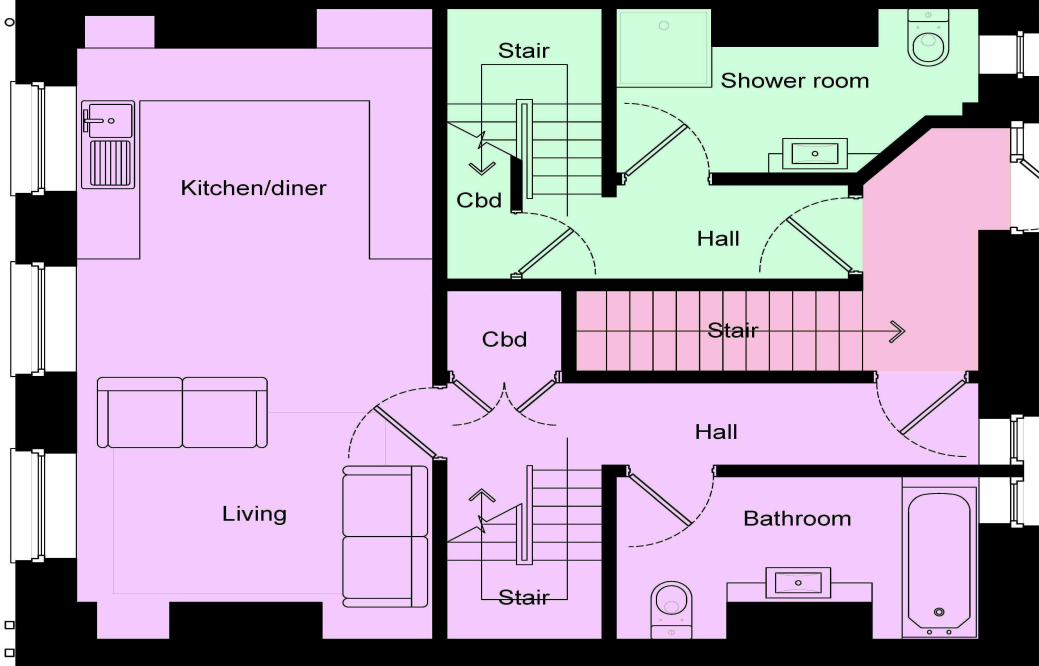
Email jb@miller-commercial.co.uk



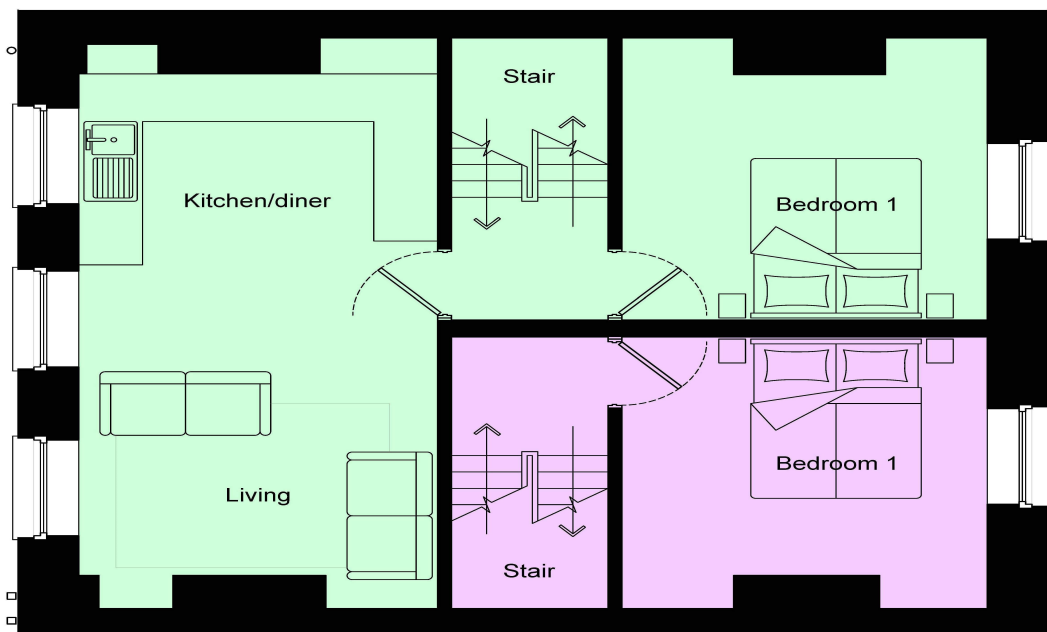
Accommodation Schedule

Blue	Retail unit C
	68 m ² GIA
Green	Residential unit C (2 bedroom)
	72 m ² GIA
Pink	Residential unit D (2 bedroom)
	70 m ² GIA
Light Pink	Communal area
	9 m ² GIA

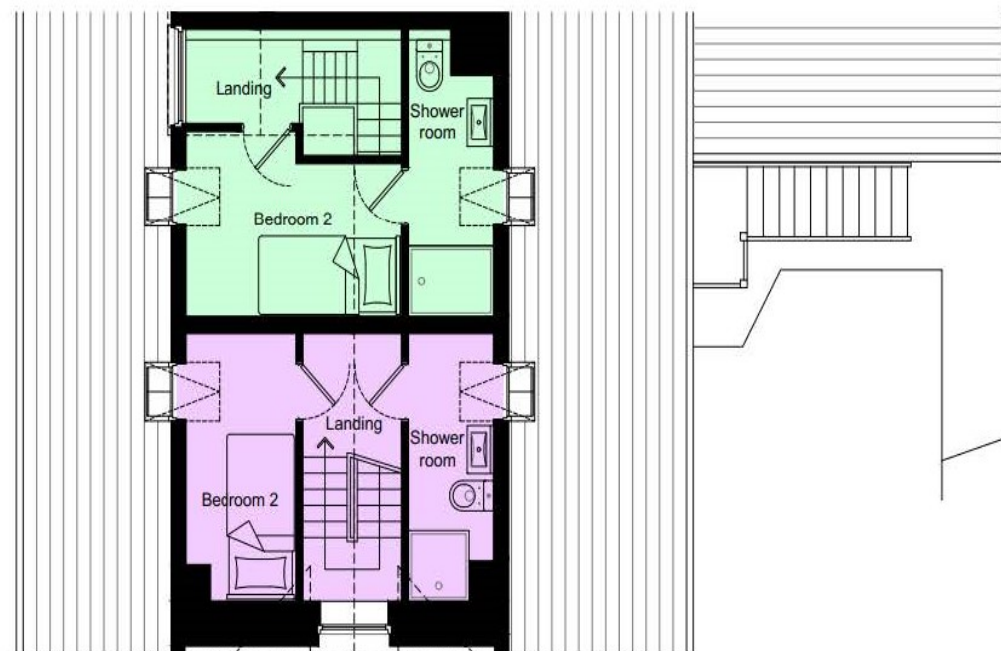
Proposed ground floor plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Loft Plan



New entrance door to access residential accommodation to the upper floors (timber door, fanlight, frame and ironmongery to match the existing)

Existing entrance door retained

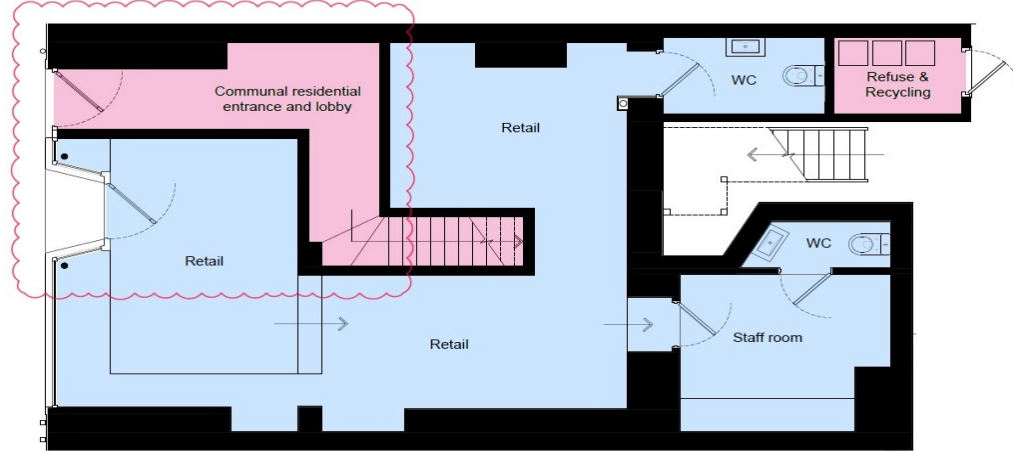
Proposed front (east) elevation

Existing entrance door retained

Client: Mr Langdon
Drawing number: 464_L04.03

Revision: B

Stage: Planning
Scale: 1:50 @ A3



Accommodation Schedule

Retail unit	59 m ² GIA
Residential unit C (2 bedroom)	70 m ² GIA
Residential unit D (2 bedroom)	70 m ² GIA
Communal area	15 m ² GIA

Proposed ground floor plan

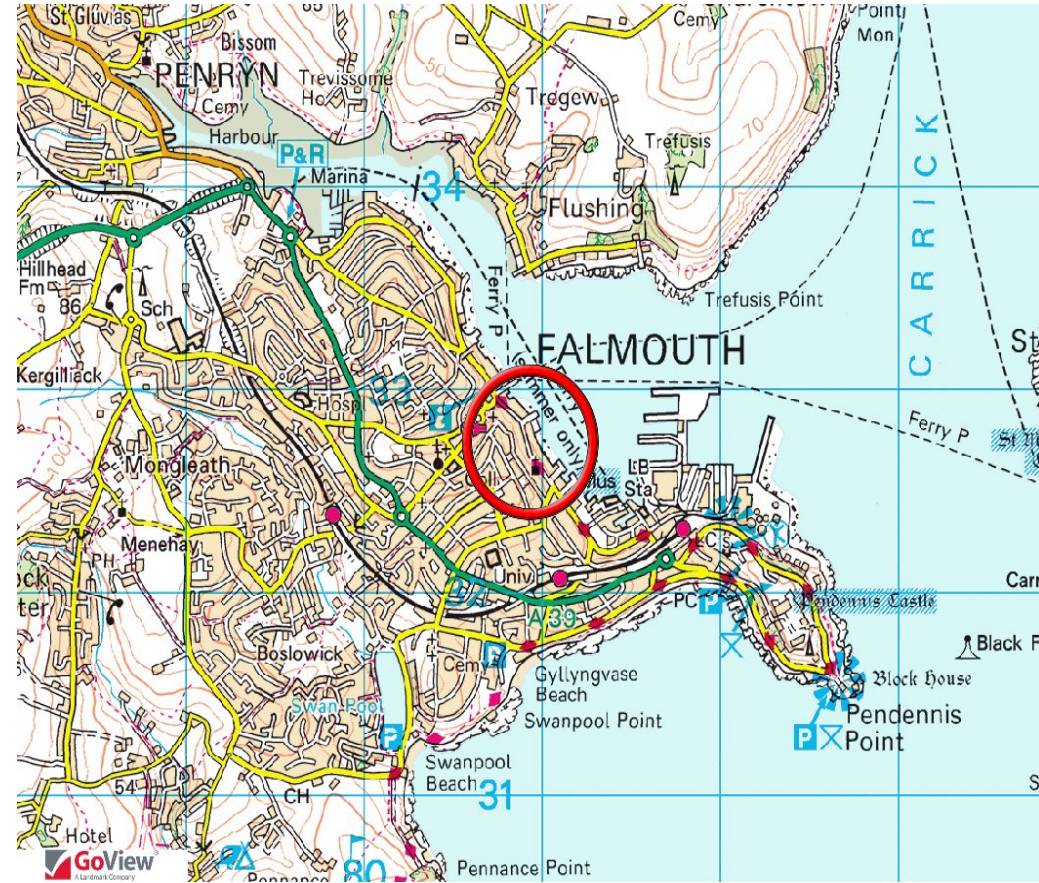
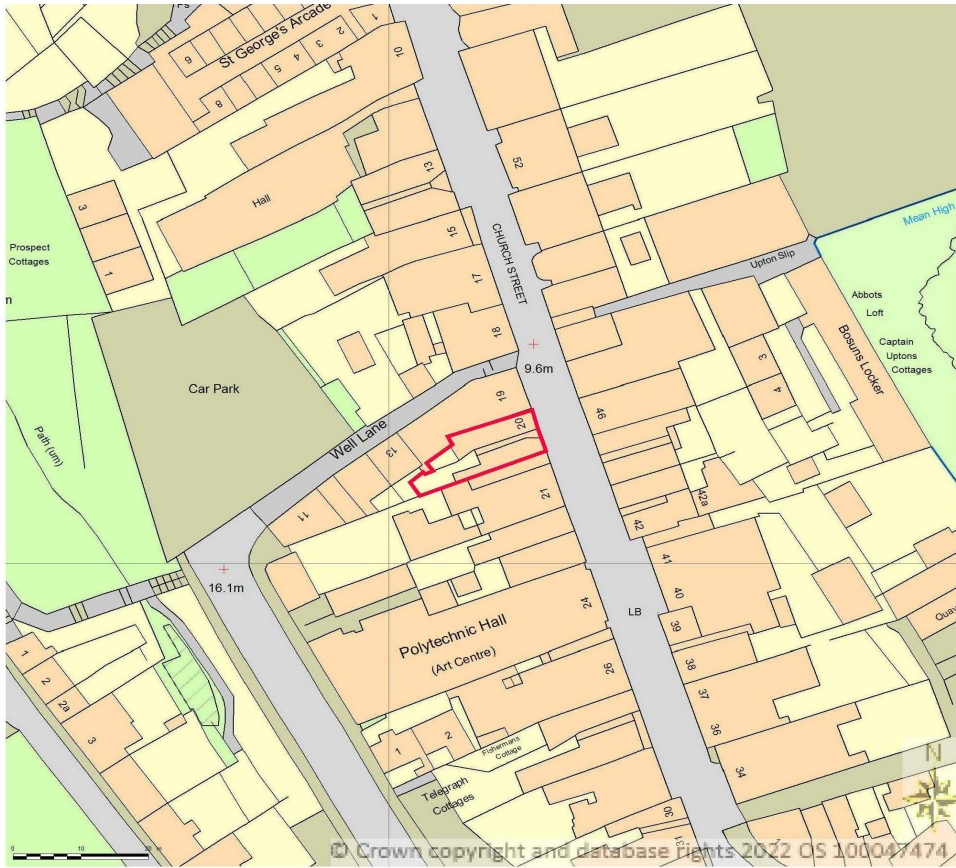
Existing entrance door retained

Client: Mr Langdon
Drawing number: 464_L02.06

Revision: B

Stage: Planning
Scale: 1:50 @ A3





EG Radius Leaderboards