TWO FANTASTIC COMMERCIAL UNITS
AT THE LINER, FALMOUTH
Restaurant and retail space
The Liner is a collection of fifty-three beachfront apartments which will enjoy uninterrupted, south facing sea views over award-winning Gyllyngvase Beach. This striking new building will enhance the level of quality on the seafront in Falmouth.

Set opposite Gyllyngvase Beach in Falmouth and adjacent to St Michaels Resort, residents will benefit from having an array of luxurious facilities on their doorstep. The two commercial units at The Liner offer a rare opportunity to be part of a landmark development, on one of Cornwall’s most beautiful coastlines. The commercial spaces are in a prime position on the ground floor.
Located less than a 10-minute walk from the town of Falmouth, Gyllyngvase Beach is the most popular beach in Falmouth and is excellent for water-sports and family days out. The beach is also one of the eight beaches in Cornwall to have received blue flag status.

The beach attracts visitors year-round with many hotels less than a mile away making Gylly beach an ideal destination for holidaymakers.

The adjacent and newly refurbished St Michaels Resort offers guests a revitalising spa experience with hydrotherapy pool, nail bar, health club and over 60 more treatments. These facilities attract visitors to this beautiful setting.
Falmouth is well connected with the closest airport being Newquay with direct flights to London and beyond.

By road, once you reach Exeter it's an easy drive down the newly improved A30 then onto A39 via Truro.

Falmouth station is well served with a branch line linking directly to the main line at Truro.

**TRAVEL TIMES**

<table>
<thead>
<tr>
<th>By Car</th>
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<tbody>
<tr>
<td>Newquay</td>
<td>24 miles</td>
<td>52 mins</td>
</tr>
<tr>
<td>St Ives</td>
<td>30 miles</td>
<td>52 mins</td>
</tr>
<tr>
<td>Exeter</td>
<td>98 miles</td>
<td>2hrs</td>
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<table>
<thead>
<tr>
<th>Nearest Airports</th>
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<tbody>
<tr>
<td>Cornwall Airport Newquay</td>
<td>31 miles</td>
<td>56 mins</td>
</tr>
<tr>
<td>Exeter</td>
<td>105 miles</td>
<td>2hrs 2mins</td>
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</tbody>
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**By Train**

(from nearest station, Falmouth Town - 0.4 miles)

| Exeter | 2hrs 55 mins |
| London (Paddington) | 5hrs 44 mins |

Sources: thetrainline and theaa
The historic harbour town of Falmouth is known for its deep natural harbour on the Fal Estuary. A bustling university town, Falmouth has an ever-expanding calendar of events and festivals. Drawing in tourists to the area with exhibitions at The National Maritime Museum and the impressive Tudor Fortress, Pendennis Castle is also located nearby.

The restaurant and retail space will offer day-trippers, holidaymakers and locals a year-round service due to the popular beachside location.
The restaurant space is ideally located for business among a popular tourist destination with fantastic sea views. The second commercial opportunity is a leasehold retail space, both are located on the ground floor. The site is expected to reach practical completion by end of 2020.

RESTAURANT

The 2,553.02 ft² (237.18 sq m) restaurant will be supplied as a shell to allow the operator to design their own bespoke space. The area will provide for over 70 internal covers, and features a stunning south-facing alfresco terrace which can be used as a dining area for additional customers to enjoy the daytime sun or the fabulous evening sunsets synonymous with Cornwall.

The restaurant is available on a 999 year leasehold and a building service charge will apply. Further details on application. Offers invited + VAT (if applicable).

RETAIL

The retail unit will be 547.57 ft² (50.87 sq m) and supplied as a shell to allow customisation to suit the operational needs of the space. Located on the ground floor the space is ideal to capture the attention of the many passers-by visiting the area.

The space will be available on a 999 year leasehold and a building service charge will apply. Further details on application. Offers invited + VAT (if applicable).
SITE PLAN

The site is in an excellent position and offers a rare opportunity to purchase a prime ground floor unit within an exclusive residential development. Located at front of the development, both commercial spaces will be clearly visible and accessible from street level.

These details are intended to give a general indication of the commercial space and do not form part of any contract. Axiom Property Group reserves the right to alter any part of the site plan at any time. The dimensions are approximate and may vary based on the internal finish. These details are believed to be correct but neither the agent nor Axiom Property Group accept the liability for whatever error or misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. 06/19.
SUMMARY

Set in a prime ground floor location of a landmark residential development, the site is expected to reach practical completion by end of 2020.

RESTAURANT

Size: 2,553.02 ft² (237.18 sq m)
Terms: 999 year leasehold
Unit supplied as shell
VAT - TBC

RETAIL

Size: 547.57 ft² (50.87 sq m)
Terms: 999 year leasehold
Unit supplied as shell
VAT - TBC

Contact us for further information or to arrange a viewing. Viewing by appointment.

CONTACT

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