



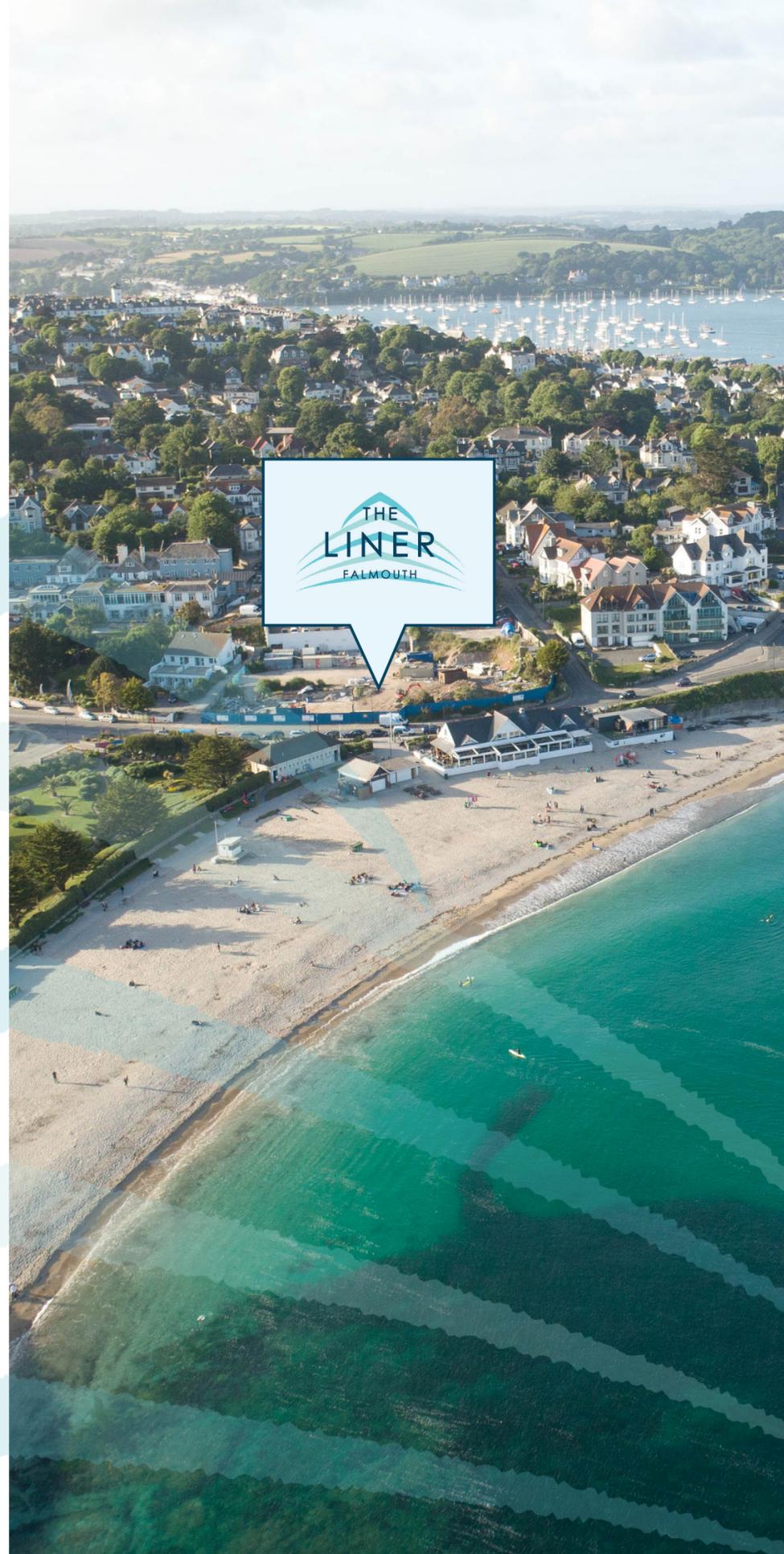
**TWO FANTASTIC COMMERCIAL UNITS
AT THE LINER, FALMOUTH**
Restaurant and retail space



THE LINER

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.



GYLLY BEACH

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.

BEYOND THE SEA

Falmouth is well connected with the closest airport being Newquay with direct flights to London and beyond.

By road, once you reach Exeter t'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

By Car

Newquay	24 miles	52 mins
St Ives	30 miles	52 mins
Exeter	98 miles	2hrs

Nearest Airports

Cornwall Airport Newquay	31 miles	56 mins
Exeter	105 miles	2hrs 2mins

By Train

(from nearest station, Falmouth Town - 0.4 miles)

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

Sources: thetrainline and theaa



Key:

1. The Liner
2. St Michaels Resort
3. Falmouth train station
4. Falmouth Town
5. Falmouth University
6. National Maritime Museum
7. Falmouth Harbour
8. Pendennis Castle

FALMOUTH

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.



St Mawes



Falmouth town



National Maritime Museum, Falmouth



Gyllyngvase Beach, Falmouth



Pendennis Castle



Gyllyngvase Beach, Falmouth



Queen Mary Gardens



Falmouth seafront

THE SPACE

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 early 2020.

RESTAURANT

The 2,672 ft² (248 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).

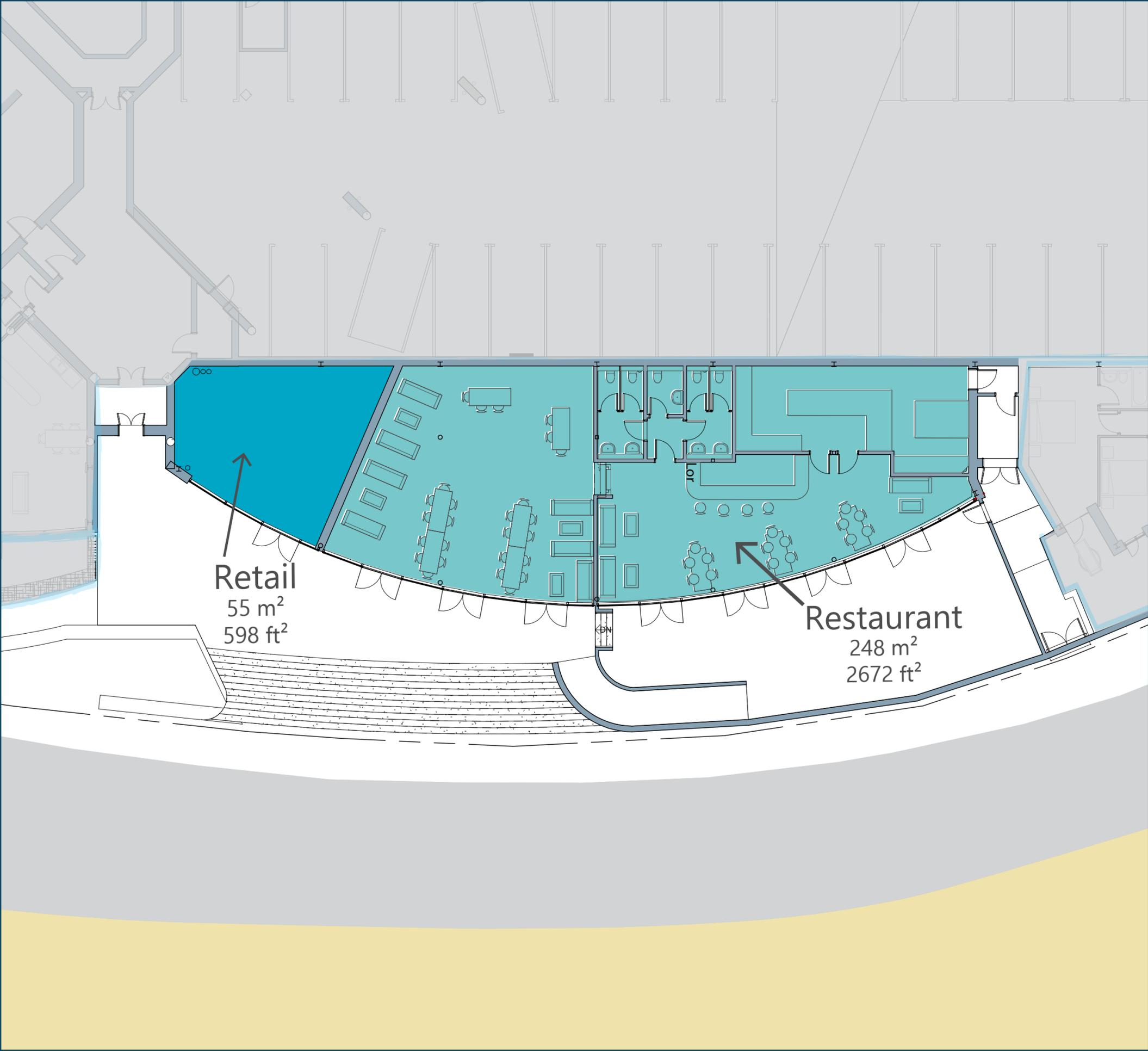
RETAIL

The retail unit will be 598 ft² (55 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).

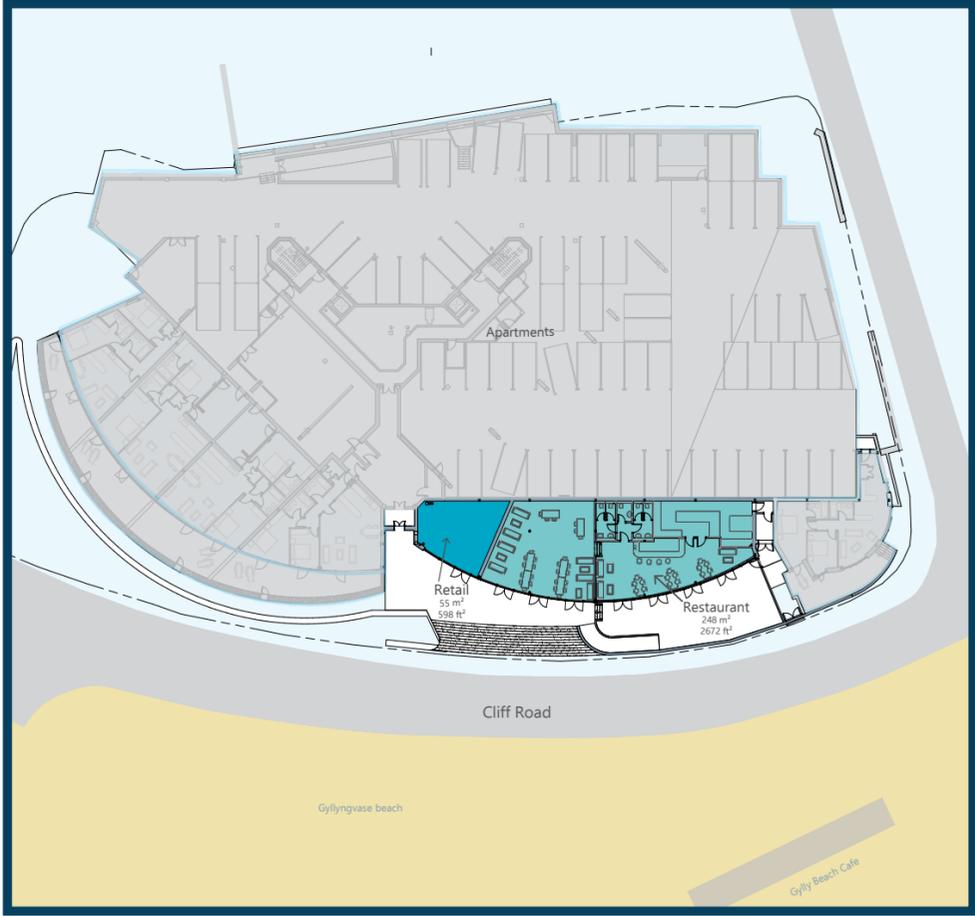


Images above for illustrative purposes only



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. Acorn Property Group reserves the right to alter any part of the site plan at any time. The dimensions are maximum and approximate and may vary based on the internal finish. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only.

SUMMARY

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

RESTAURANT

Size: 2,672 FT² (248 sq m)
Terms : 999 year leasehold
Unit supplied as shell
VAT - TBC

RETAIL

Size: 598 FT² (55 sq m)
Terms : 999 year leasehold
Unit supplied as shell
VAT - TBC

Contact us for further information or to arrange a viewing.

CONTACT

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Viewing by appointment only.

