Miller Commercial

Chartered Surveyors and Business Property Specialists



GROUND FLOOR OFFICE/RETAIL PREMISES, 6 OLD BRIDGE STREET, TRURO, TR1 2AQ

The office/shop is open plan and on the ground floor. It offers retail/office space of 446 Sq Ft (41 Sq M), a WC, kitchenette and additional access to the rear.

The property benefits from an attractive slate hung façade, and on the inside is well configured throughout. The building has recently been used as a milkshake parlour, and would suit a variety of retail and office users.

Please note: the photography was taken prior to the former tenant taking occupation. The property is due to be refurbished.

- **LOCK-UP RETAIL/OFFICE PREMISES**
- **CITY CENTRE LOCATION**
- **502 Sq Ft (47 Sq M)**
- **CLOSE TO CATHEDRAL AND CAR PARK**
- **CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION**
- **EPC 'E' (101)**

£9,000 Per Annum Exclusive









LOCATION:
The premises are situated in a prominent position within the specialist retail area of Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The property faces the Shoppers Car park, and also benefits from easy access to the city centre. Nearby occupiers include Bodega 18, Paul Morgan Associates, Winners Personnel and various independent restaurants and bars

DESCRIPTION:
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Please note: the property is undergoing re-decoration and the current photos were taken prior to the previous tenant taking occupation.

SERVICE CHARGE:
There is a service charge levied on this property. Details available upon request and for this financial year it totals £971.80 which is charged quarterly.

TENURE / LEASE TERMS:
Minimum 5 year term with a security deposit required.

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.

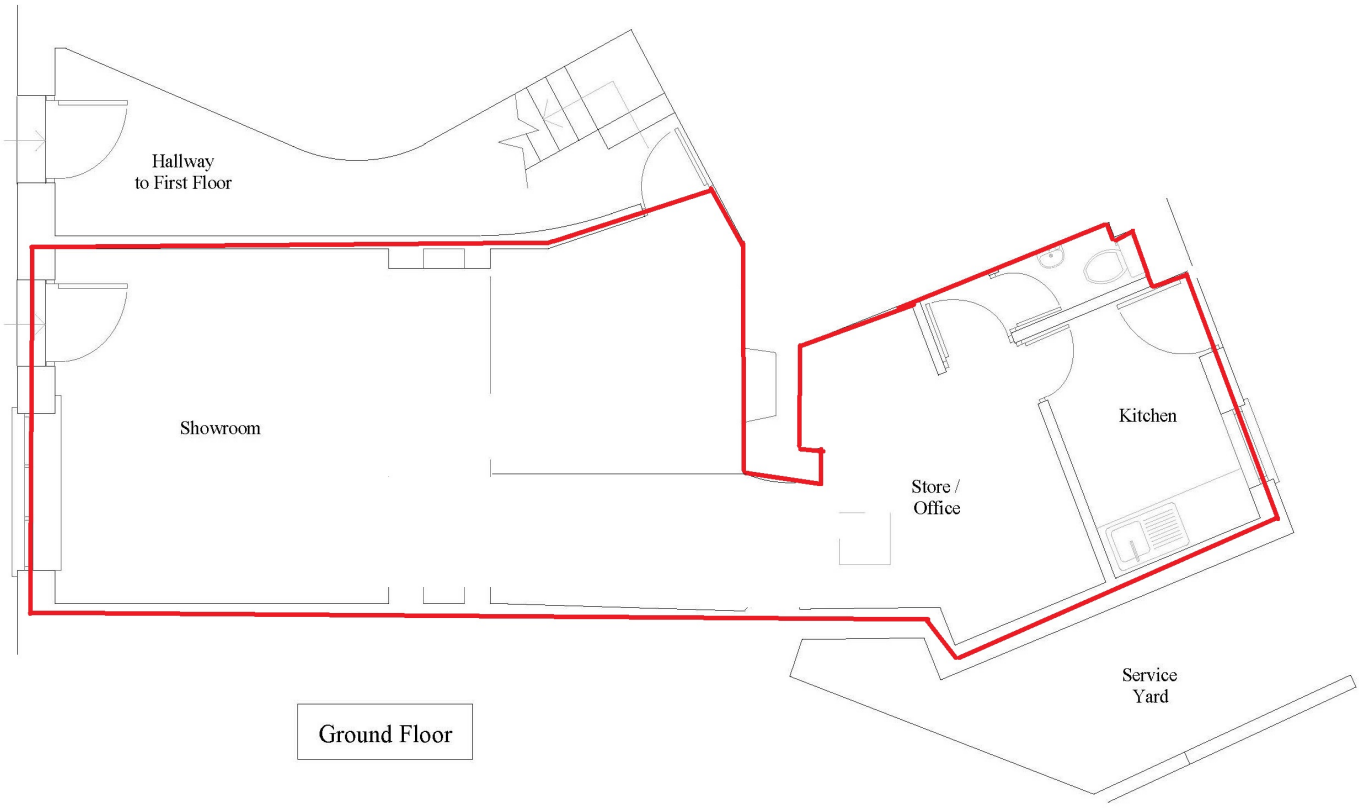
BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £10,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is E (101).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Eilidh Donaldson on 01872 301830
Email ed@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.

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