Miller Commercial

Chartered Surveyors and Business Property Specialists



13 KENWYN STREET, TRURO, TR1 3DJ

The premises comprise an attractive ground floor lock up retail/office unit located within the specialist retailing area of Truro City Centre, close to a number of independent retailers, restaurants and cafes. They are offered by way of a new proportional full repairing and insuring lease - the terms of which are open to negotiation.

The premises would suit a variety of uses (subject to consents) and benefits from high levels of footfall along Kenwyn St and from Little Castle St.

- **LOCK UP RETAIL PREMISES**
- **SPECIALIST TRADING QUARTER**
- **598 SQ FT (56 SQ M)**
- **13A ALSO AVAILABLE - FIRST FLOOR OFFICES/RETAIL**
- **AVAILABLE BY WAY OF NEW LEASE**
- **EPC - APPLIED FOR**

£10,500 Per Annum Exclusive









LOCATION:
Situated in a thriving area of Truro city centre, nearby occupiers include Hubbox, William IV Public House, Piero's Italian Restaurant, 108 Coffee House, Clive Mitchell Cycles as well as a host of other chains and independent retailers.

SCHEDULE OF ACCOMMODATION:
Ground floor retail/office space totalling 598 Sq Ft (56 Sq M) and WC.

The accommodation is currently laid out for use as a language school with teaching area, coffee/games area and rear lounge area.

LEASE TERMS:
The premises are available to let on a new proportional full repairing and insuring lease at a rent of £10,500 PAX. 13a, first floor office space, is also available at £7,000 PAX.

LEGAL FEES:
Ingoing Tenant to pay a contribution towards the Landlord's reasonably incurred legal costs.

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

LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £13,000. However this includes 13a, which is available separately. The Landlord will split the properties should only one be required and thus the rateable value is liable to change.

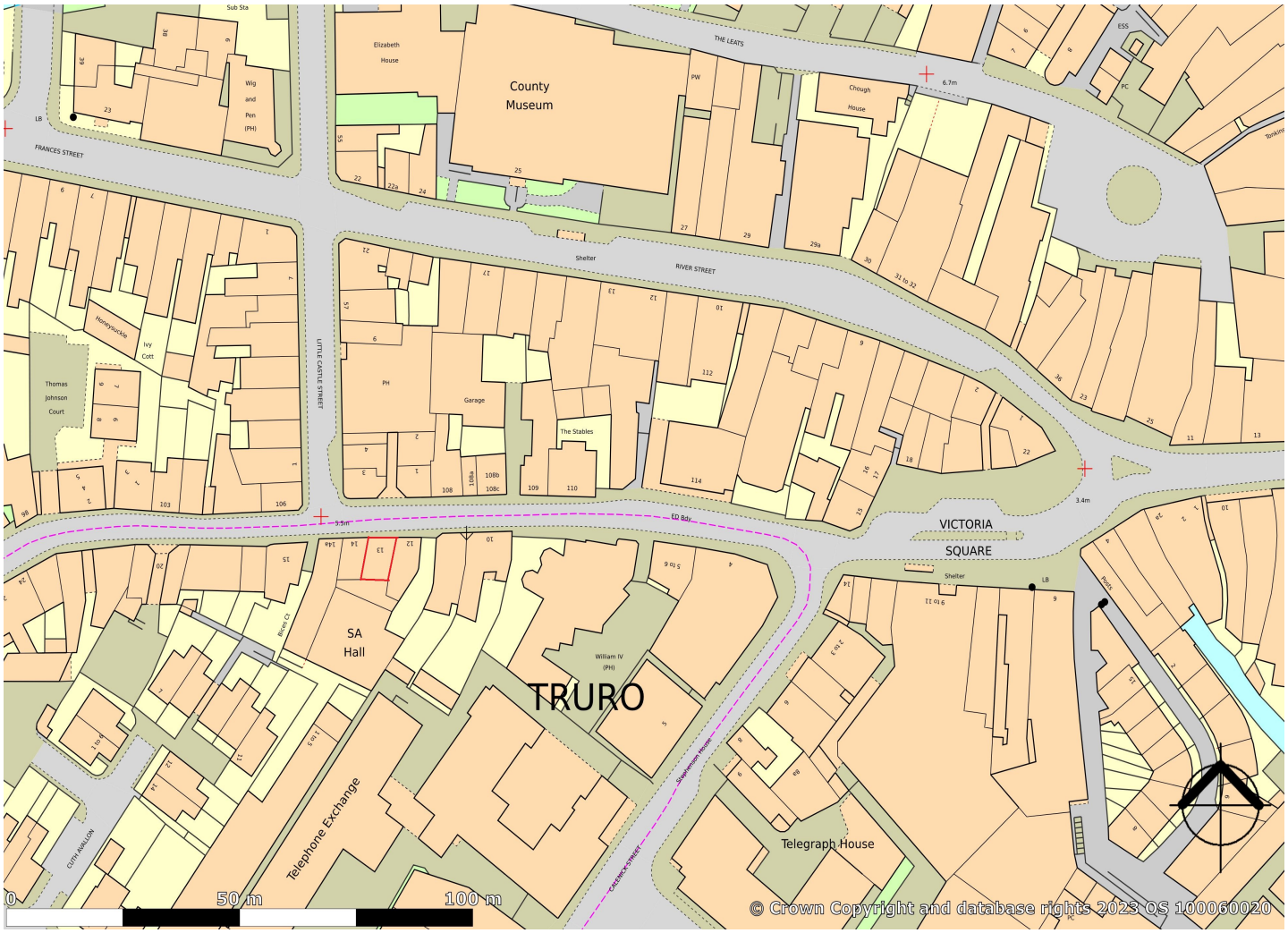
VIEWING:
Strictly by prior appointment through Miller Commercial.

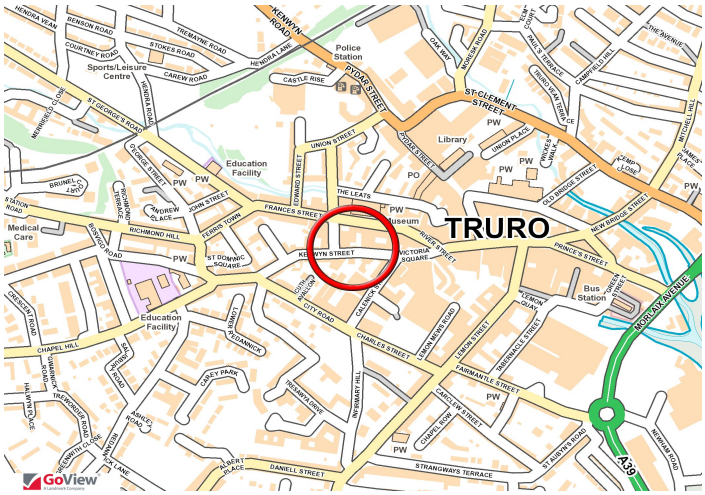
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property has been applied for.

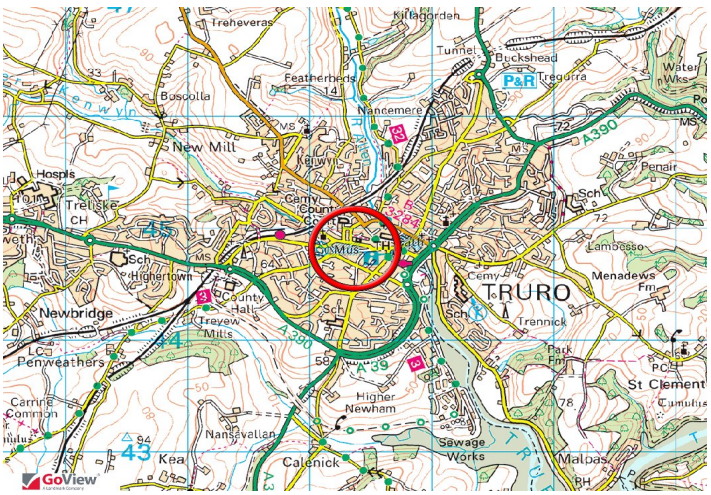
CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

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