7 NALDERS COURT, TRURO, TR1 2XH









- TO LET
- GROUND FLOOR RETAIL PREMISES WITH TWO UPPER FLOORS
- 910 SQ FT (84.5 SQ M)
- WELL KNOWN MEWS LOCATION
- JUST OFF PRIME RETAIL PITCH OF PYDAR STREET
- NEW LEASE AVAILABLE
- EPC RATING - E (123)

£16,500 PER ANNUM EXCL
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION

The premises forms part of Nalders Court, a charming mews street leading off Truro's prime retail pitch and main pedestrianised shopping area; Pydar Street. Within the Mews are a mixture of high street brands such as Laura Ashley and United Colours of Benetton, as well as independent traders including two boutiques and an art dealer/picture framer.

Nalder's Court provides a useful link through from Pydar Street to River Street and Truro's museum and the host of high street retailers in the locality including White Stuff, JoJo Maman Bebe, Rohan, Penloe Sports, Starbucks and Whistlefish Gallery.

SCHEDULE OF ACCOMMODATION

Ground Floor - 411 sq ft (38.2 sq m)
First Floor - 352 sq ft (32.7 sq m)
Second Floor - 148 sq ft (13.7 sq m)

LEASE TERMS:

The premises is immediately available with the benefit of a new Full Repairing and Insuring Lease.

SERVICE CHARGE:

The maintenance of the exterior of the building and the common area are administered by way of a service charge. The contribution for this unit can be confirmed on request.

BUILDINGS INSURANCE:

The landlord insures the building and the Tenant will pay a fair proportion of the premium.

LEGAL COSTS:

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (123).

BUSINESS RATES:

We understand the rateable value for the premises is £11,250. This falls beneath the minimum threshold for small businesses and as such, small business rates relief will be applicable. However, please refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171 for confirmation of this.

VAT:

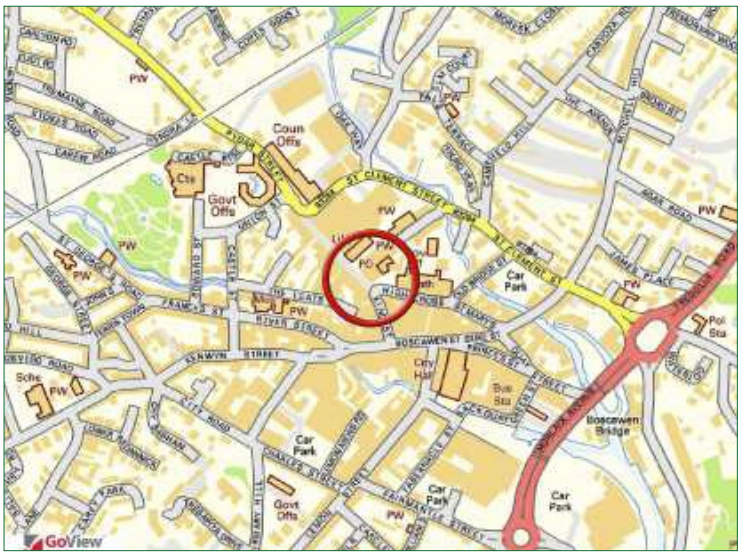
All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION:

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk





PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.

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