

4 QUAY MEWS, TRURO, TR1 2UL



- DOUBLE STOREY RETAIL/OFFICE PREMISES
- CITY CENTRE LOCATION
- AVAILABLE IMMEDIATELY
- NEW LEASE OFFERED
- ENERGY PERFORMANCE ASSET RATE D (90)

£4,250 PER ANNUM EXCL
LEASEHOLD

Miller Commercial

The business property specialists



PREMISES

A lock up retail unit with first floor show room located within the established Quay Mews off Quay Street in Truro City Centre. The premises are being offered by way of a new lease. Truro city is the centre for administration, leisure and retail in Cornwall. It is the only city in the county and initially grew as an important centre of trade from its port and then as a stannary town for the mining industry.

SCHEDULE OF ACCOMMODATION

All areas and measurements are approximate

Ground Floor 9.7 sqm (104 sqft)

Storage 0.8 sqm (8 sqft)

First Floor 10.1 sqm (108 sqft)

TOTAL AREA - 221 SQFT (20.62 SQM)

LEASE TERMS

The property is being offered by way of a new full repairing and insuring lease with 3 yearly rent reviews and other terms to be agreed.

SERVICE CHARGE

There is a service charge payable of £150 per Quarter to contribute to maintenance of common areas.

LEGAL COSTS

The ingoing tenant is to bear the landlord's reasonably incurred legal costs in connection with this transaction.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (90).

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

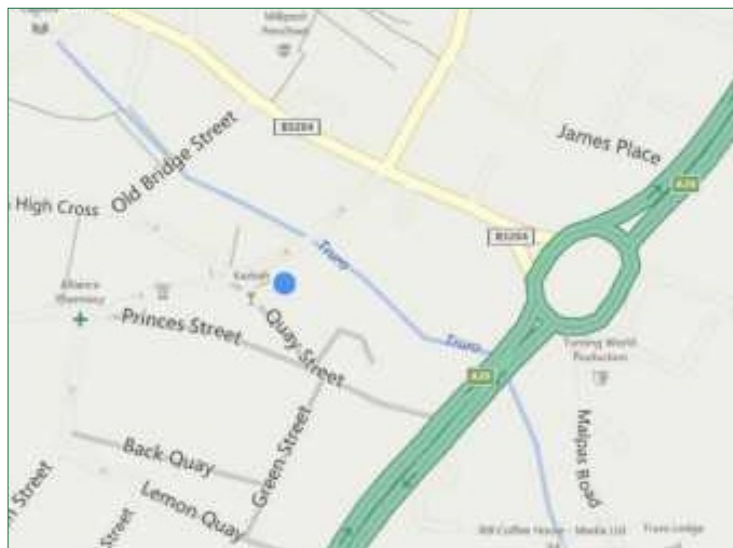
All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email msn@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.

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