



5 QUAY MEWS, TRURO, TR1 2UL

A lock up retail unit located within Quay Mews off Quay Street in Truro's City Centre. The premises which include a ground floor retail area of 11.6 sq.m (125 sq.ft) together with first floor of 12.45 sq.m (134 sq.ft).

They are considered suitable for a variety of uses and are available by way of a new lease for a term of 6 years.

- LOCK UP RETAIL PREMISES
- CITY CENTRE LOCATION
- CLOSE TO CAR PARK
- AVAILABLE IMMEDIATELY
- NEW LEASE AVAILABLE
- RECENTLY DECORATED
- ENERGY PERFORMANCE ASSET RATING 'C' (62)

£5,400 Per Annum Exclusive



LOCATION:

The premises are located in central Truro close to Duke Street/Boscawen Street, New Bridge Street and St Mary's Street. The premises are situated within a mews which include Inkfish Hairdressers, The Nail Lounge, Synergy Holistic Health and SkullduggeryTattoo and Wax Boutique.

DESCRIPTION:

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SERVICE CHARGE:

There is a service charge for the upkeep of the mews which currently stands at £70 per calendar month.

LEASE TERMS:

The premises are available by way of a new 6 year proportional FRI lease with other terms to be agreed.

VAT:

The property is not elected for VAT therefore no VAT is payable on the rent or service charge.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction whether it completes or not.

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 £3,850. 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 C (62).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

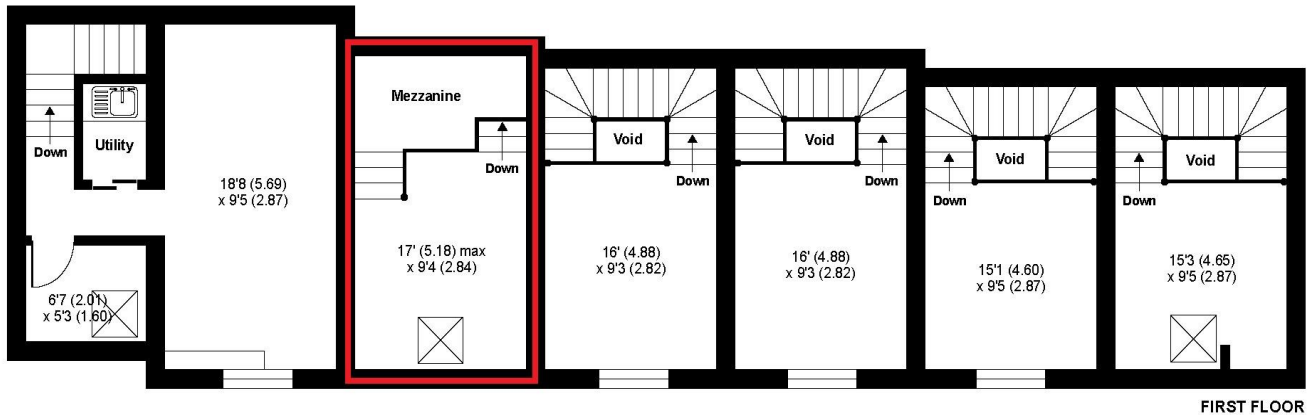
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

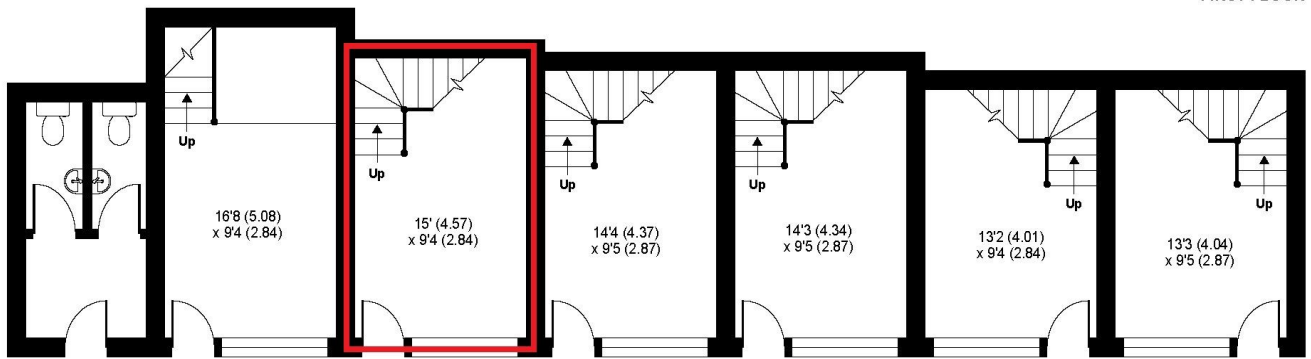
1-6 Quay Mews, Truro, TR1 2UL

Approximate Area = 2137 sq ft / 198.5 sq m

For identification only - Not to scale



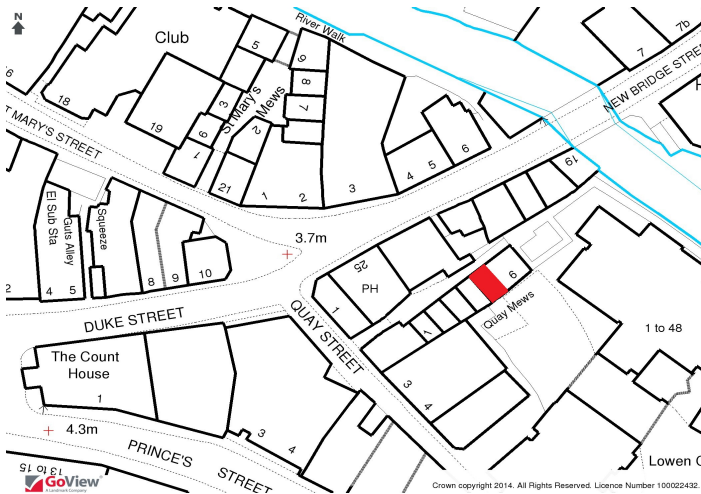
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Miller Commercial LLP. REF: 989342



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