Miller Commercial

Chartered Surveyors and Business Property Specialists









GROUND FLOOR, MANSION HOUSE, PRINCES STREET, TRURO, TR1 2RF

- OFFICE TO LET
- CITY CENTRE LOCATION
- OPEN PLAN OFFICE WITH PRIVATE MEETING ROOMS
- 760 SQFT (70.56 SQM) GROUND FLOOR
- FULLY INCLUSIVE OF SERVICE CHARGE AND UTILITIES
- EPC RATING D (85)

£10,750 PER ANNUM EXCLUSIVE LEASEHOLD

LOCATION:
The property is located in the heart of Truro city centre within walking distance of Lemon Quay, as well as a number of high street shops, bars, restaurants and cafes. There are a number of multi storey car parks within close proximity, as well as a mainline railway station approximately 15 minutes walk away.

PREMISES:
The property is a Grade II* listed building in the centre of Truro and boasts many of its original ornate features. The office has a mix of open plan working areas and private meeting rooms, as well as access to a communal kitchen and WC's. The suite also benefits from its own access providing a self contained office option.

SCHEDULE OF ACCOMMODATION:
70.56 sq m (760 sq ft)

LEASE TERMS:
The premises are available to let on a new internal repairing and insuring lease expiring in March 2026.

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.

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

VIEWING:
Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (85).

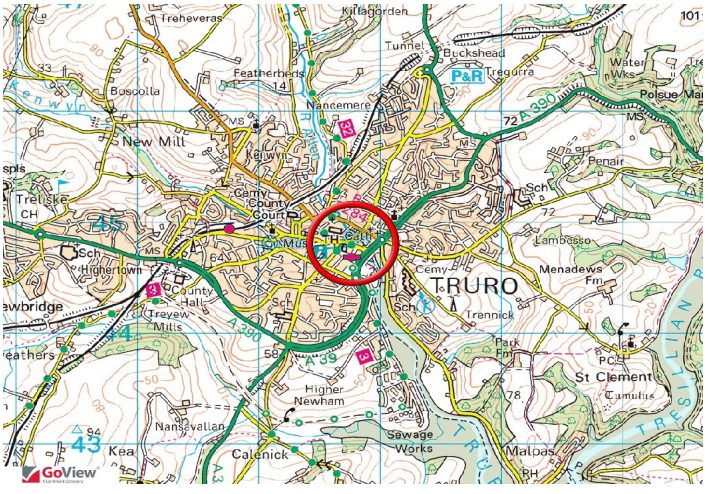
CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

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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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