Miller Commercial

Chartered Surveyors and Business Property Specialists



GROUND FLOOR OFFICE/RETAIL SPACE, 7 OLD BRIDGE STREET, TRURO, TR1 2AQ

The premises comprise a ground floor office suite which are situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The office is being offered by way of a new proportional full repairing and insuring lease.

The office/shop is open plan and on the ground floor. It offers storage space, a WC and additional access to the rear. The property benefits from an attractive slate hung façade, and on the inside is well configured throughout.

The building has recently been used as a bakers shop, and would suit a variety of retail and office users

- **RETAIL UNIT/OFFICE TO LET**
- **CITY CENTRE LOCATION**
- **375 SQ FT (34.8 SQ M)**
- **CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION**
- **CLOSE TO CATHEDRAL AND CAR PARK**
- **EPC: C (45)**

£8,500 Per Annum Exclusive









LOCATION:

The premises are situated in a prominent position within the specialist retail area of Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The property faces the Shoppers Car park, and also benefits from easy access to the city centre. Nearby occupiers include Bodega 18, Paul Morgan Associates, Winners Personnel and various independent restaurants and bars.

SCHEDULE OF ACCOMMODATION:

Ground floor total sales accommodation: 375 Sq Ft (34.8 Sq M)
Retail ITZA: 331 Sq Ft (30.8 Sq M)
Storage space: 63 Sq Ft (5.9 Sq M)
WC: 20 Sq Ft (1.8 Sq Ft).

LEASE TERMS:

The premises are available to let on a new proportional full repairing and insuring lease. There is a service charge with details available upon request.

VAT:

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

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 £7,900. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

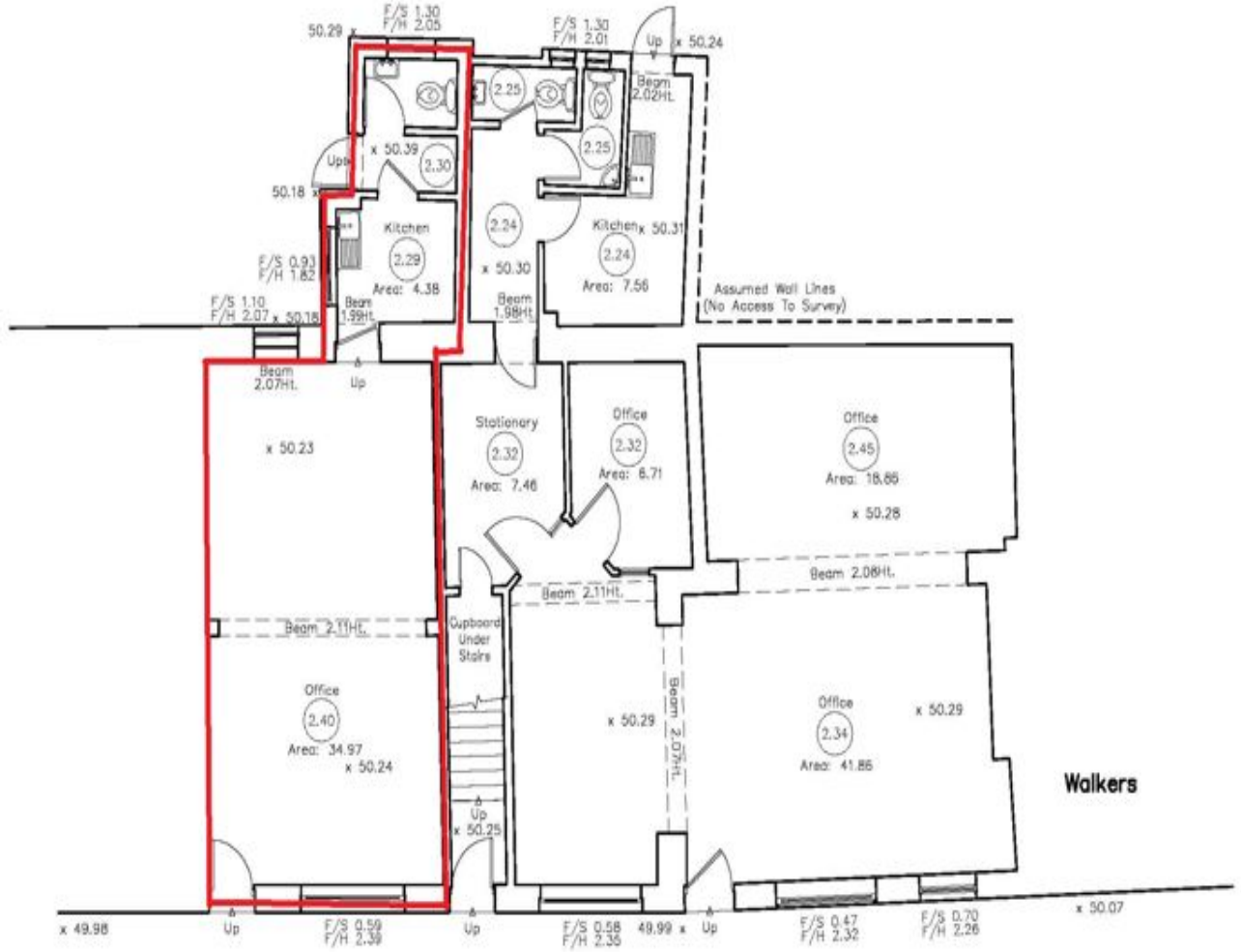
The Energy Performance Rating for this property is C (45).

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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