Miller Commercial

Chartered Surveyors and Business Property Specialists





6-7 LEMON STREET, TRURO, TR1 2LQ

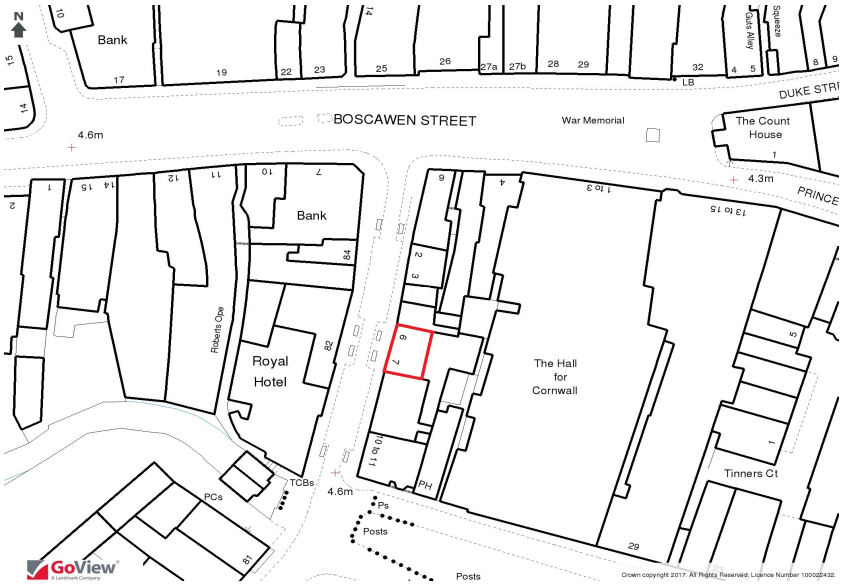
NEWLY REDUCED RENT!

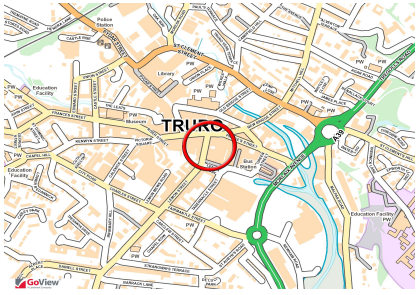
A ground floor retail unit in an attractive, grade II listed period property in the heart of Truro, with double fronted shop display, well proportioned sales area with ancillary storage on the basement level. The property has a sales area of 1,548 sq ft (143.8 sq m) with basement storage of 1,376 sq ft (127.8 sq m) as well as a kitchenette and WCs.

The property is available by way of new proportionally full repairing and insuring lease terms direct from the landlord for a lease term by arrangement.

£36,000 pa - new lease from the landlord

- **TO LET**
- **DOUBLE FRONTED GROUND FLOOR RETAIL PREMISES IN PRIME LOCATION IN TRURO**
- **GROUND FLOOR SALES AREA OF 1,543 SQ FT (143.4 SQ M) AND BASEMENT STORAGE OF 1,376 SQ FT (127.8 SQ M)**
- **EPC RATING - D (83)**







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:
The property is located in the heart of Truro City centre on the main thoroughfare linking Boscawen Street to Lemon Quay. Nearby occupiers include TUI, Lloyds bank and Michael Spiers as well as Waterstones, The White Company, The Entertainer, Wilko, Caffe Nero, Marks & Spencer, JD Sports and Primark all in close proximity. Truro is the county's main commercial and administrative centre, with Plymouth and Exeter 60 miles and 90 miles east respectively. The City has a catchment area of some 400,000, which swells by the large tourist and visitor numbers every year.

DESCRIPTION:
A ground floor retail unit in an attractive, grade II listed period property in the heart of Truro, with double fronted shop display, well proportioned sales area with ancillary storage on the basement level. The unit benefits from WCs and a kitchenette.

SCHEDULE OF ACCOMMODATION:
The property is arranged as follows:
Ground floor sales - 1,548 sq ft (143.8 sq m)
basement store - 1,376 sq ft (127.8 sq m)
Kitchenette - 57 sq ft (5.3 sq m)
TOTAL - 2,981 sq ft (277.22 sq m)

TENURE / LEASE TERMS:
The premises are available to let on a new full repairing and insuring lease.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

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 £57,500. To find out how much business rates will be payable there is a business rates estimator service via the website.





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

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (83).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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