10A NEW BRIDGE STREET, TRURO, TR1 2AA









- TO LET
- WELL APPOINTED RETAIL UNIT ON GROUND AND FIRST FLOOR
- 1,039 SQ FT (96.53 SQ M) OVERALL WITH 560 SQ FT (52 SQ M) ON GROUND FLOOR
- EPC RATING B

£10,500 PER ANNUM EXCL
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION

Situated in the sought after specialist trading area of New Bridge Street in the heart of Truro, the property provides a well located retail unit in between the recently expanded Oxfam shop and games retailer, War Hammer. The prime shopping area of Truro is under a minute's walk and locally are an abundance of local bars, cafes, restaurants and other niche producers and suppliers.

DESCRIPTION

The property benefits from very good retail frontage with an open rectangular floorplate on the ground floor and similar footprint on the upper floor. There is a tea point and WC on the first floor.

SCHEDULE OF ACCOMMODATION

Ground floor 560 sq ft (52 sq m)
First floor 479 sq ft (44.5 sq m)
Total 1,039 sq ft (96.5 sq m)

LEASE TERMS

A new proportionally full repairing and insuring lease for a term by arrangement.

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 £6,500. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

VALUE ADDED TAX

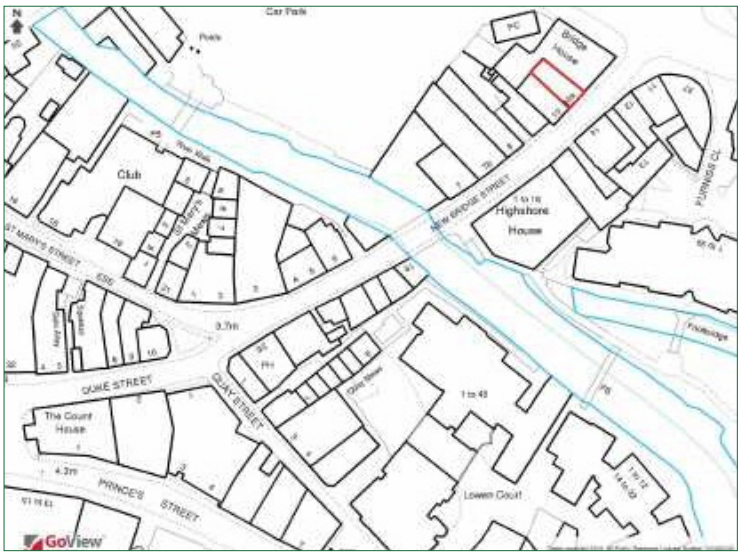
All the above prices/rentals are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band B (36).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
Tom Smith on 01872 247013 or via email ts@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.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.

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