Miller Commercial

Chartered Surveyors and Business Property Specialists



FIRST FLOOR OFFICES, 7-8 CATHEDRAL LANE, TRURO, CORNWALL, TR1 2QS

Bright and spacious First Floor offices situated on Cathedral Lane in the heart of Truro City Centre.

The offices are directly across from Truro Cathedral, close to Long and Short Stay Parking and benefitting from access to Boscawen Street and the wider City area.

- **TO LET**
- **GENEROUS 1ST FLOOR OFFICES IN PROMINENT CITY CENTRE LOCATION**
- **CLOSE TO THE CATHEDRAL & MAIN SHOPPING AREA**
- **1,314 SQ FT (122 SQ M)**
- **EPC RATING - C (63)**

£11,500 PER ANNUM EXCLUSIVE









LOCATION:
Cathedral Lane is situated in the heart of Truro on a pedestrian thoroughfare between High Cross and main retail shopping area of Boscawen Street. Surrounded by independent retailers, jewellers and coffee outlets and close to National High Street names including The White Company, Waterstones, Mountain Warehouse and The Entertainer.

DESCRIPTION:
Bright and spacious First Floor offices situated on Cathedral Lane in the heart of Truro city centre.
The offices are directly across from Truro Cathedral and are in very good condition.
There are a number of private office rooms, an ancillary store, a dedicated kitchenette and 2 x WCs.

SCHEDULE OF ACCOMMODATION:
Total area: 1,314 Sq ft (122 Sqm)

SERVICE CHARGE:
The current Service Charge for 2024 is £7,678.08 No VAT.

LEASE TERMS:
The lease terms are XXX

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

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £9,900. 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 X (NN).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. 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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