

UNIT 9 ST MARYS STREET MEWS, TRURO, TR1 2BE



- RETAIL UNIT TO LET
- CLOSE TO TRURO CATHEDRAL
- NEW LEASE FROM LANDLORD
- 280 SQ FT (26 SQ M)
- AVAILABLE IMMEDIATELY
- EPC RATING - B (43)

**£6,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The property comprises a ground floor retail unit in St Marys Street Mews, an attractive mews development of retail units, in the centre of Truro, just to the east of the Cathedral and the prime retail streets of Pydar Street and King Street. The unit overlooks the River Allet and is a stone's throw from the ever popular and convenient Shopper's Car Park.

The immediate surrounding streets are well known for attracting very good quality independent retailers and numerous bars and restaurants including the Old Grammar School, Vertigo, Grounded and Sam's in the City.

PROPERTY

The property has an attractive facade, with the top half of the unit being slate hung and has a dual aspect. The premises would be suitable for A1 retail, office or storage uses, subject to planning.

SCHEDULE OF ACCOMMODATION

280 Sq ft (26 sq m).

TENURE

The premises is offered by way of a new lease for a term to be agreed on proportionally full repairing and insuring terms. The property becomes legally vacant on 27th July 2020. Occupation before then to be by prior arrangement.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

There is a service charge that covers the external maintenance and repair of the mews, the communal WC facility including water and sewerage, communal health and safety systems as well as gutter clearance. The Tenant to pay their fair proportion of this.

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 £4,850. For small business holders with just one premises this is below the minimum threshold for paying rates. However, please do not rely on this information and make your own enquiries with the local authority.

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

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is "B" (43).

CONTACT INFORMATION

For further information or an appointment to view please contact:
Thomas Smith on 01872 247013 or via email ts@miller-commercial.co.uk

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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.

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