

**1 Coombes Lanes**
**Pydar Street, Truro TR1 2BJ**

**Miller Commercial**
Chartered Surveyors and Business Property Specialists

## Asking price £150,000
## Freehold

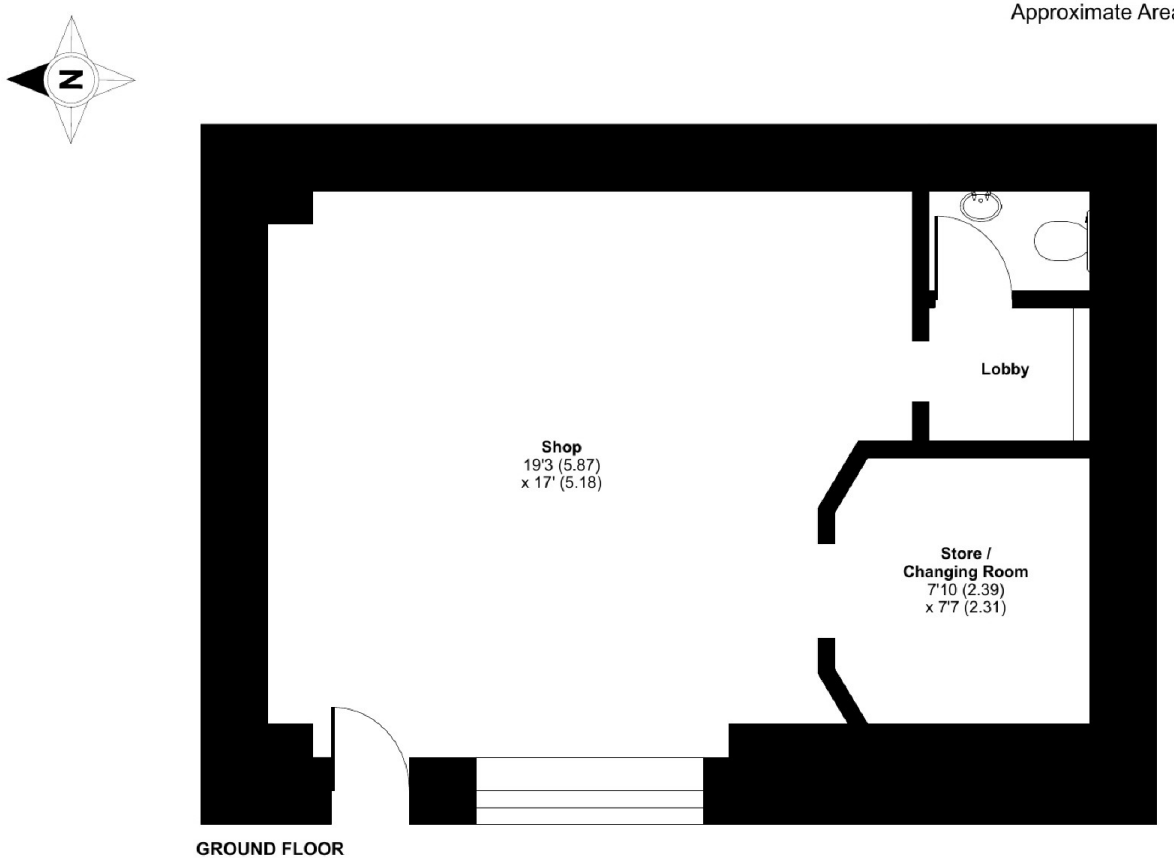
A lock-up retail unit located in Coombes Lane which is situated between WH Smith and Body Shop and links Pydar Street with The Leats and River Street. The premises which are available either freehold or leasehold were last used as a tanning shop and would suit a variety of uses have a light and airy feel and include an open space together with store/changing room, lobby and wc.

- WELL APPOINTED LOCK-UP RETAIL PREMISES
- CENTRAL LOCATION CLOSE TO PYDAR STREET
- FOR SALE OR TO LET
- ENERGY PERFORMANCE ASSET RATING - C (70)

# 1 Coombes Lane, Truro, TR1 2BJ

Approximate Area = 408 sq ft / 37.9 sq m

For identification only - Not to scale




GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Miller Commercial LLP. REF: 798854

## LOCATION
The premises are located in Truro City Centre close to Pydar Street which is Truro's prime retailing area. It is situated alongside WH Smith and behind Body Shop.
Pydar Street's significance will be further enhanced by the proposed £170m redevelopment of the upper part which includes the former council offices which will include 320 new homes amongst educational and commercial activities.

## ACCOMMODATION
(all areas and dimensions are approximate)

Max Internal Width 7.53m
Max Internal Depth 5.40m
Net Internal Area 40.6 sq.m (437 sq.ft)
WC

## TENURE
Freehold - Asking Price - £150,000
Leasehold - The premises are available by way of a new lease at an annual rental of £12,000 per annum exclusive

## LEGAL COSTS
Freehold - Each party to bear their own.
Leasehold - The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

## ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Rating for this property is within Band C (70).

## 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 £8,500. The Government has provided business rates relief for retail, hospitality and leisure businesses. Notwithstanding that small businesses that occupy just one commercial property can claim 100% relief on premises with a Rateable Value o £12,000 or less.

## 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
VAT will not be payable upon this property.

## CONTACT INFORMATION
For further information or an appointment to view please contact either:-
Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or
Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

**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.















Radius Data Exchange
MOST ACTIVE AGENT
WINNER 2020
CORNWALL

CoStar AWARDS
2020
WINNER

RICS®
Regulated by RICS

Miller Commercial