Miller Commercial

Chartered Surveyors and Business Property Specialists

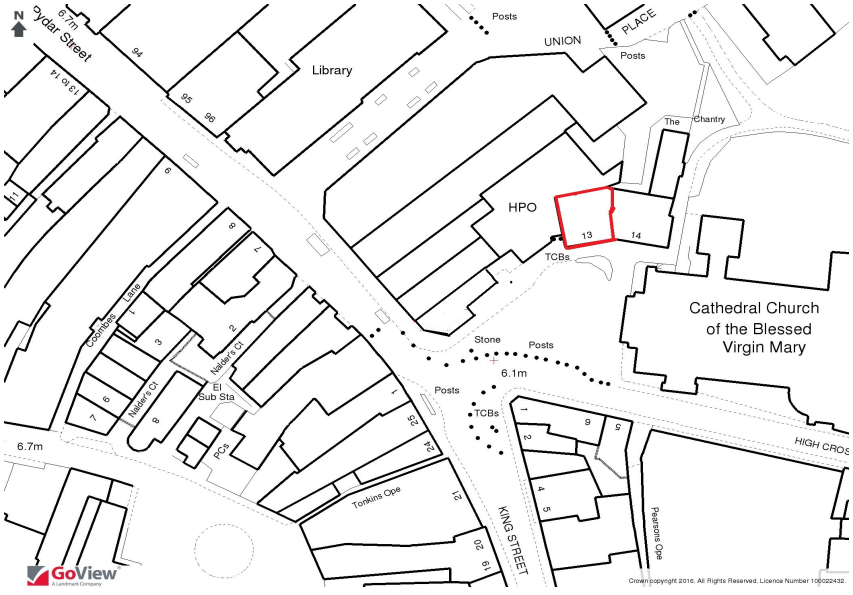
13 HIGH CROSS, TRURO, CORNWALL, TR1 2AJ

LAST TWO FLOORS REMAINING!!

Benefitting from a brand new refurbishment to include new lighting, new WCs, new floors and a full redecoration, the offices comprise two independently lettable, self contained floors with a dedicated ground floor doorway leading onto the plaza outside the cathedral. Each office unit benefits from its own WCs and kitchenette. They would suit a variety of uses from professional offices to medical/clinical use and other health and well being uses (subject to planning).

£8,500 pa per office unit plus VAT

- **PROMINENT OFFICES TO LET**
- **NEWLY REFURBISHED OFFICE SPACE**
- **FINAL TWO FLOORS REMAINING**
- **650 SQ FT (APPROX)**
- **PRIVATE WCS AND KITCHENETTE IN EACH SUITE**
- **ADJACENT TO THE CATHEDRAL**
- **EPC D (92)**



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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:
Situated in the heart of Truro in a very prominent position adjacent to the cathedral and looking onto a large pedestrianised section of high street. The prime retail streets of Pydar Street and King Street are a stone's throw away o the property meaning it is very accessible to a host of shopping amenities as well as a number of coffee shops, bars and restaurants. Car parking provision nearby is very good with a large NCP a few minute's walk away.

DESCRIPTION:
Benefitting from a brand new refurbishment to include new lighting, new WCs, new floors and a full redecoration, the offices comprise two independently lettable, self contained floors with a dedicated ground floor doorway leading onto the plaza outside the cathedral. Each office benefits from its own WCs and kitchenette. They would suit a variety of uses from professional offices to medical /clinical use and other health and well being uses (STP).

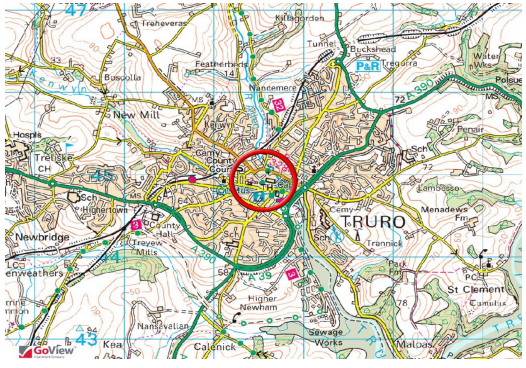
SCHEDULE OF ACCOMMODATION:
First Floor - 769 sq ft (71.44 Sq M)
Second Floor - 656 sq ft (60.94 Sq M)

LEASE TERMS:
The office is available by way of a new lease, for a term by arrangement.

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

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 for the First Floor is £7,600. The Second Floor has a rateable value of £5,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICE CHARGE:
There will be a small service charge for maintaining and repairing the common and external parts of the building. each Tenant to pay a fair proportion



ENERGY PERFORMANCE CERTIFICATE:
The Offices have an EPC rating of C (71).

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

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

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