Miller Commercial

Chartered Surveyors and Business Property Specialists



SUITE 1, MANSION HOUSE, PRINCES STREET, TRURO, TR1 2RF

The property is a Grade II* listed building in the centre of Truro and boasts many of its original ornate features. The office is open plan measuring 5.09 x 6.98 with two small storage cupboards as well as access to a communal kitchen and WCs.

The premises are available from the end of October 2023 and is an opportunity to occupy prestigious space in a city centre location nearby to all the amenities Truro has to offer.

- **OFFICE PREMISES TO LET**
- **CITY CENTRE LOCATION**
- **381 SQ FT (35.4 SQ M)**
- **RENTAL INCLUSIVE OF SERVICE CHARGE & UTILITIES**
- **GRADE II* LISTED BUILDING**
- **EPC 'D' (85)**

£8,750 Per Annum Inclusive









LOCATION:
The property is located in the heart of Truro city centre within walking distance of Lemon Quay, as well as a number of high street shops, bars, restaurants and cafes. There are a number of car parks within close proximity, as well as a mainline railway station approximately 15 minutes walk away.

PROPERTY:
Mansion House has steps leading up to ground floor level from Princes St into a communal lobby. Suite 1 is on the ground floor with large windows to the front elevation and high ceilings inside. The current tenants have decorated the premises to a high standard and for the right occupier it is move in ready.

SCHEDULE OF ACCOMMODATION:
According to our measurements in accordance with IPMS 3 the premises are approximately:
5.09 x 6.98 m
Total: 381 Sq Ft (35.4 Sq M)

LEASE TERMS:
The premises are available to let on a new internal repairing and insuring lease for a term expiring in March 2026. The rent of £9,000 PAX is inclusive of service charge and insurance. Only broadband and telephone lines are to be paid for by the Tenant.

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

LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:
The rateable value is £3,950 which means qualifying businesses will have no rates to pay.

VIEWING:
Strictly by prior appointment through Miller Commercial.

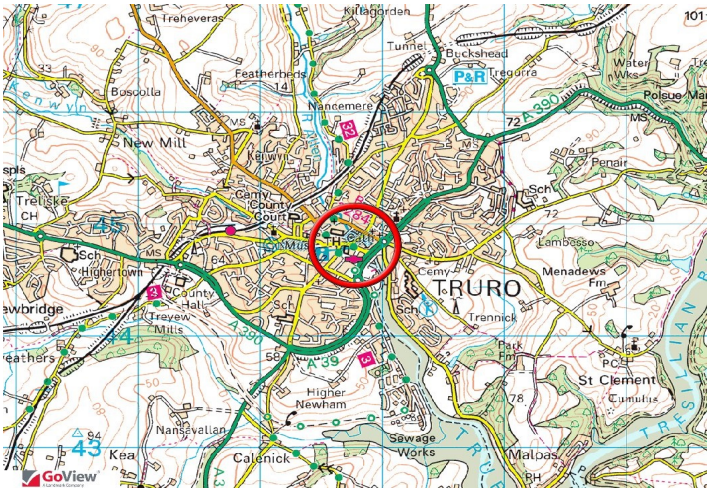
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (85).

CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022
Email jb@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.

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