Miller Commercial

Chartered Surveyors and Business Property Specialists





6 NALDERS COURT, PYDAR STREET, TRURO, TR1 2XH

The premises forms part of Nalders Court, a charming mews street leading off Truro's prime retail pitch and main pedestrianised shopping area, Pydar Street. Within the Mews are a mixture of high street brands such as Crew Clothing, as well as independent traders including a coffee shop, boutique ladies fashion and hair stylist.

Nalder's Court provides a useful link through from Pydar Street to River Street and Truro's museum and the host of high street retailers in the locality including White Stuff, JoJo Maman Bebe, Starbucks, Crew Clothing and Rituals.

- LOCK UP RETAIL PREMISES
- ATTRACTIVE RETAIL FRONT WITH FIRST FLOOR SPACE
- NEW LEASE AVAILABLE
- 918 SQ FT (85 SQ M)
- POPULAR MEWS STREET LOCATION
- ENERGY PEFORMANCE ASSEST RATING 'C' (69)

£12,000 Per Annum Exclusive

DESCRIPTION:
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SCHEDULE OF ACCOMMODATION:
Ground floor retail of 481 Sq Ft (44.7 Sq M)
Ground floor storage cupboard
Stairs leading to first floor of:
Retail/storage of 367 Sq Ft (34 Sq M)
Kitchenette
WC

LEGAL COSTS:
The ingoing Tenant to contribute £500 plus VAT toward the Landlord's reasonably incurred legal costs.

LOCATION:
The premises forms part of Nalders Court, a charming mews street leading off Truro's prime retail pitch & main pedestrianised shopping area, Pydar Street. Within the Mews are a mixture of high street brands such as Crew and Bodyshop, as well as independent traders including a boutique & an art dealer and very popular bar. Nalder's Court provides a useful link through from Pydar Street to River Street & Truro's museum and the host of high street retailers in the locality

SERVICE CHARGE:
The maintenance of the exterior of the building & the common area are administered by way of a service charge. The contribution for this unit for year end September 2024 is £1,310.43 plus VAT.

LEASE TERMS:
The premises are available by way of a new proportional repairing and insuring lease for a term to be negotiated at a rent of £12,000 per annum exclusive.

VAT:
The property is elected for VAT which means VAT is payable on top of the rent and service charge.

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 £12,000. This means for qualifying businesses no rates will be payable. 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 C (69).

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

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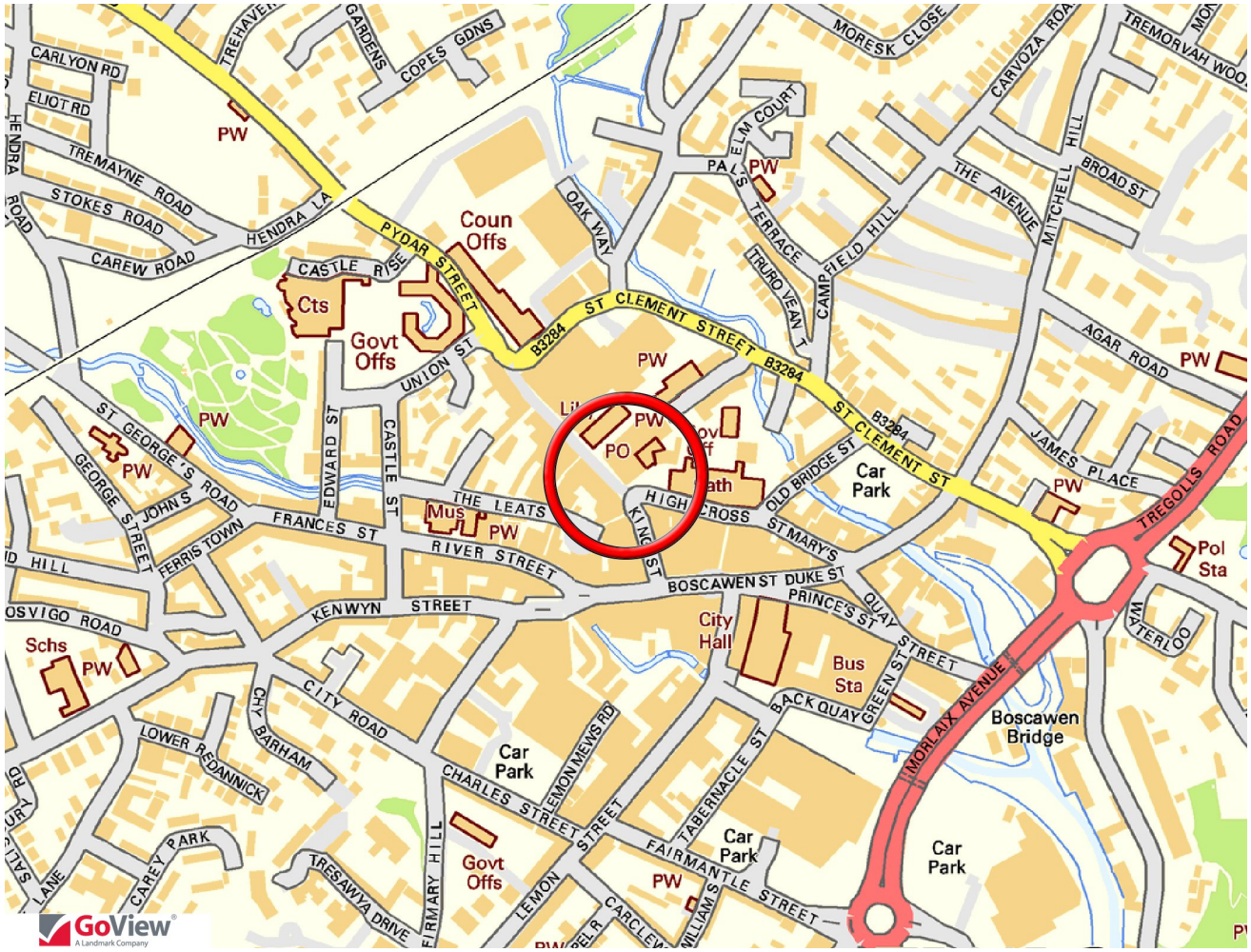



THE DRESS BOUTIQUE
Dressing Rooms Upstairs




SALE
THE DRESS BOUTIQUE


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Pydar Street
6.7m
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96
Library
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