

4 VICTORIA SQUARE, TRURO, TR1 2RS

Guide Rent £18,000 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Victoria Square is considered a popular secondary trading location in Truro and is situated just off just St Nicholas St, River St and Kenwyn St. Nearby occupiers include Costa Coffee, Skechers, Fat Face, Sabzi's Deli, Greggs and Krispy Kreme.

DESCRIPTION:
A centrally located retail unit in Victoria Square in Truro close to bus stops, car parks and various national retailers alongside independent traders. Immediately available the premises have an attractive frontage, good footfall and would suit a variety of uses, subject to the usual planning permissions.

SCHEDULE OF ACCOMMODATION:
Retail area totalling 423 Sq Ft / 39.32 Sq M
Store of 16 Sq Ft / 1.5 Sq M
WC and store of 33 Sq Ft / 3.04 Sq M

Total: 472 Sq Ft / 43.86 Sq M

All measurements are approximate, and have been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

TENURE / LEASE TERMS:
The premises are available immediately by way of a new proportional full repairing and insuring lease at a rent of £18,000 per annum with other terms to be agreed.

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

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

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 £18,250. 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 E (114).

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

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

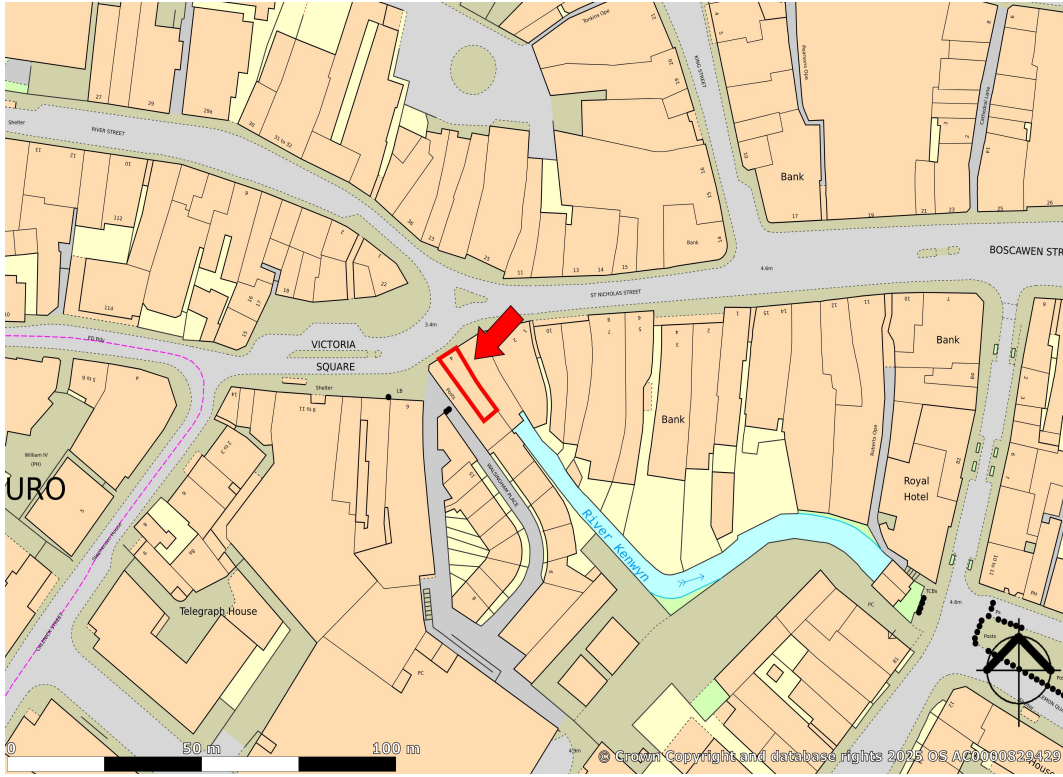
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

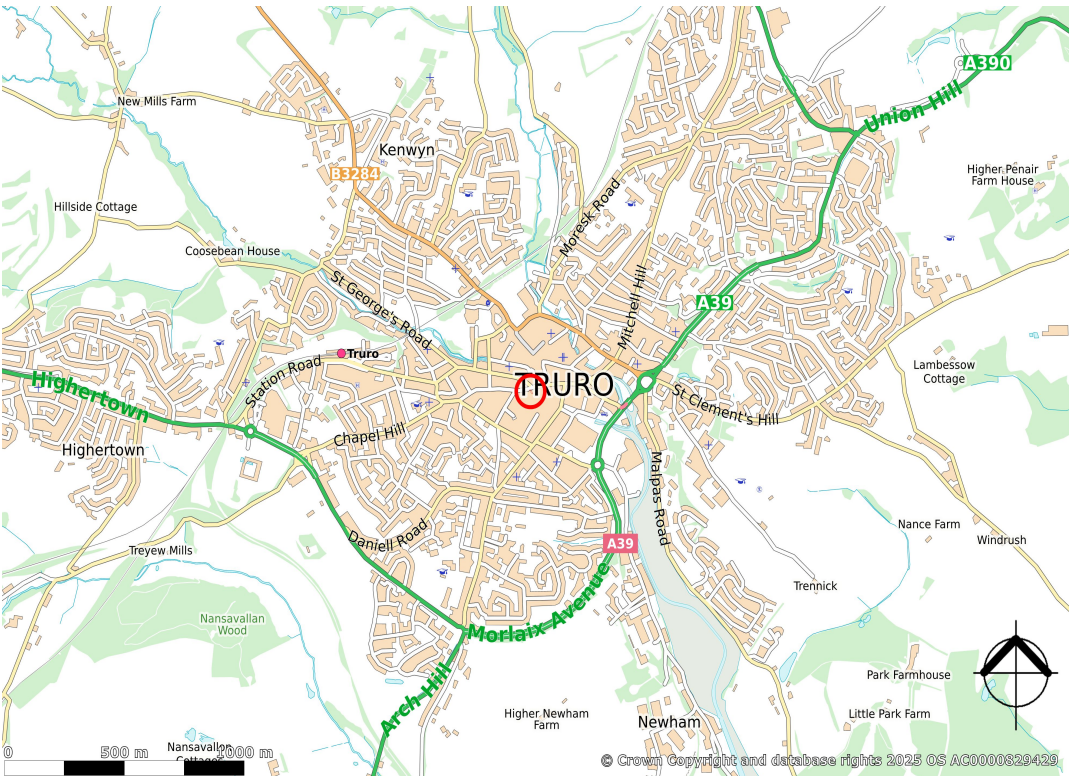







PURE
SILVER
SANIBLOC
Sanitisation Station


VICTORIA
SQUARE
Bank
Royal
Hotel
Telegraph House
River Kenwyn
BOSCAWEN STR
ST NICHOLAS STREET
0
50 m
100 m
© Crown Copyright and database rights 2025 OS AC0000829429


A390
Union Hill
New Mills Farm
Kenwyn
A3234
Higher Penair
Farm House
Hillside Cottage
Coosebean House
Moresk Road
St George's Road
Mitchell Hill
A39
Truro
Station Road
TRURO
Lambessow
Cottage
Highertown
Chapel Hill
St Clement's Hill
Highertown
Malpas Road
Daniell Road
Nance Farm
Windrush
Treyew Mills
A39
Trennick
Nansavallan
Wood
Morlaix Avenue
Arch Hill
Park Farmhouse
Higher Newham
Farm
Newham
Little Park Farm
Nansavallan
Cottages
0
500 m
1000 m
© Crown Copyright and database rights 2025 OS AC0000829429


Holsworthy
Okeha
Cornwall
Boscastle
Tintagel
Launceston
A39
A395
Camelford
A30
Tamar
R Tamar
A3079
A386
R Allen
R Camel
Bodmin
Moor
CORNWALL
Padstow
Wadebridge
A389
A388
Tavis
Callington
A38
A390
Bodmin
Liskeard
Saltash
Newquay
A392
A30
A391
A3075
A3058
Lostwithiel
A387
Looe
Fowey
Torpoint
Whitsand
Bay
Plym
A30
A39
A390
Truro
Probus
St
Austell
CITY OF
PLYMOUTH
R Fal
A3078
Redruth
St Ives
A30
A393
A3074
Camborne
Penryn
Cornwall
Cornwall
Hayle
St Just
A3071
St Mawes
A39
Helston
Falmouth
A394
Penzance
A30
Falmouth Bay
Mount's
Bay
Land's
End
Cornwall
A3083
Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432. Plotted Scale - 1:700000
Promap®
Lizard Point
Lizard



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 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39