FIRST FLOOR OFFICES, 10 ST. MARYS STREET MEWS, TRURO, TR1 2BE

RENTAL £10,000 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

DESCRIPTION:
Light and spacious first floor office premises with independent access set in an attractive mews development in close proximity to Truro Cathedral. The property has an attractive facade, with the top half of the unit being slate hung and has dual aspect views, with the northern elevation overlooking the River Allet.

LOCATION:
St Marys Street Mews is in the centre of Truro just to the east of the Cathedral and the prime retail streets of Pydar Street and King Street. The unit overlooks the River Allet and is a stone's throw from the ever popular and convenient Shopper's Car Park. The immediate surrounding streets are well known for attracting very good quality independent retailers and numerous bars and restaurants including Boho 18, Vertigo, Zafiro's and Sam's in the City.

SCHEDULE OF ACCOMMODATION:
The property comprises:

Ground floor entrance with stairs leading up
Open plan office
WCs
Kitchenette
Rear private office space

Total size: 971 Sq Ft / 90.2 Sq M

SERVICE CHARGE:
There is a service charge for the property with full details available upon request.

TENURE / LEASE TERMS:
The premises are available by way of a new proportional full repairing and insuring lease at £10,000 per annum exclusive with other terms to be negotiated.

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 £11,250 as of 1 April 2026. For qualifying small businesses we anticipate that rates will not be payable. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:
The property is not elected for VAT therefore no VAT is payable on any sums.

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

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is E (111).

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

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Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

N
OLD BRIDGE STREET
Car Park
Posts
St Mary's
Church
4.6m
FB
River Walk
Club
St Mary's Mews
ST MARY'S STREET
ESS
Cathedral Lane
Guts Alley
Squeeze
3.7m
PH
Quay Mews
DUKE STREET
QUAY STREET
BOSCAWEN STREET
War Memorial
The Count House
4.3m
PRINCE'S
GoView
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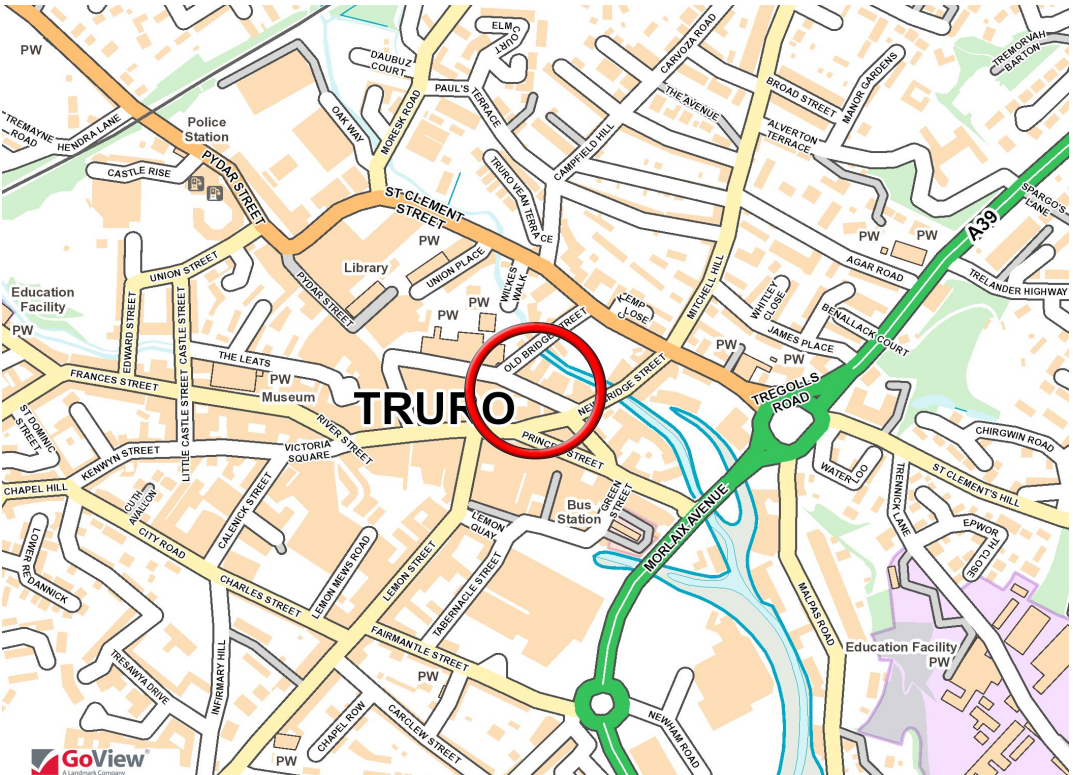
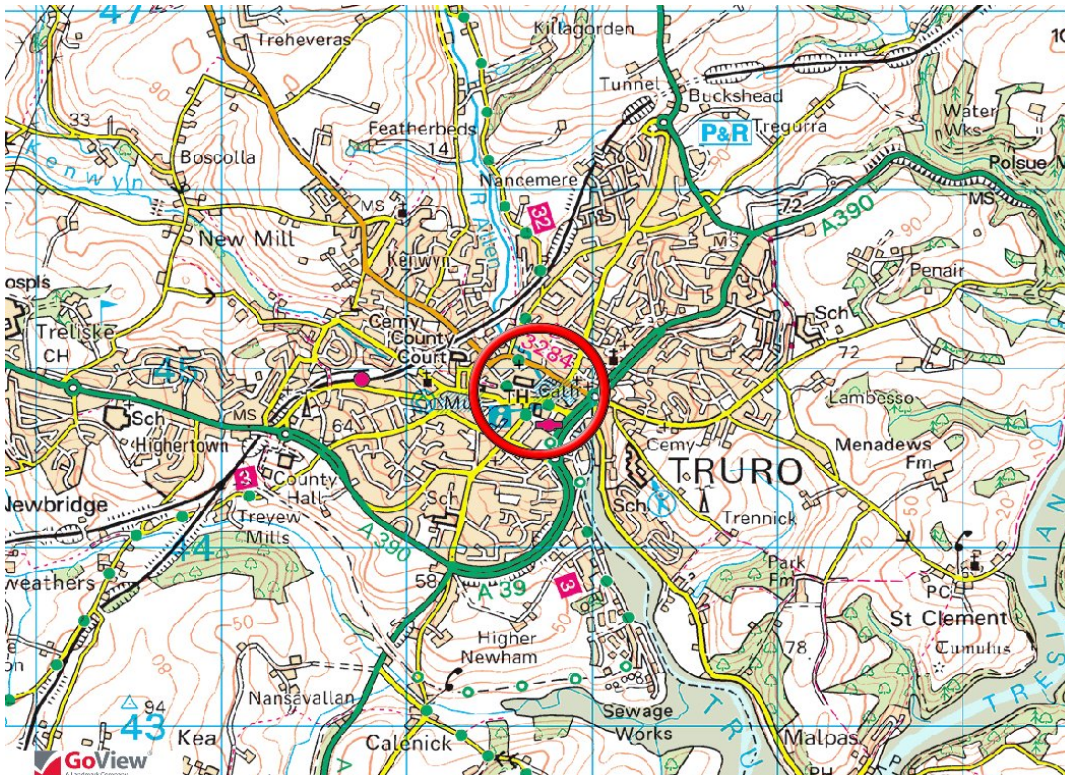

PW
Police Station
TREMAYNE ROAD
HENDRA LANE
CASTLE RISE
PYDAR STREET
DAUBUZ COURT
ELM COURT
OAK WAY
MORESK ROAD
PAUL'S TERRACE
CARVOZA ROAD
THE AVENUE
BROAD STREET
MANOR GARDENS
TREMORVAH BARTON
ALVERTON TERRACE
CAMPFIELD HILL
TRURO VEAN TERRACE
ST CLEMENT STREET
Library
UNION STREET
UNION PLACE
WILKES WALK
KEMP CLOSE
MITCHELL HILL
WHITLEY CLOSE
AGAR ROAD
A39
SPARGO'S LANE
TRELANDER HIGHWAY
BENALLACK COURT
JAMES PLACE
Education Facility
EDWARD STREET
LITTLE CASTLE STREET
CASTLE STREET
THE LEATS
FRANCES STREET
Museum
TRURO
OLD BRIDGE STREET
NEW BRIDGE STREET
TREGOLLS ROAD
RIVER STREET
VICTORIA SQUARE
PRINCE STREET
CHIRGWIN ROAD
ST CLEMENT'S HILL
WATER LOO
TRENNICK LANE
EPWORTH CLOSE
ST DOMINIC STREET
KENWYN STREET
CHAPEL HILL
CUTH AVALLON
CALENICK STREET
CITY ROAD
LOWER REDANNICK
CHARLES STREET
LEMON MEWS ROAD
LEMON STREET
LEMON QUAY
Bus Station
GREEN STREET
MORLAIX AVENUE
TABERNACLE STREET
FAIRMANTLE STREET
MALPAS ROAD
Education Facility
TRESAWYA DRIVE
INFIRMARY HILL
CHAPEL ROW
CARCLEW STREET
NEWHAM ROAD
GoView


Treheveras
Killagorden
Tunnel
Buckshead
P&R
Tregurra
Water Wks
Polsue
Featherbeds
Boscolla
Nancemere
New Mill
Kenwyn
A390
Penair
Treliske
CH
Cemy
County Court
Sch
Lambesso
Highertown
Menadews Fm
County Hall
TRURO
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Malpas
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