

Miller Commercial

Chartered Surveyors and Business Property Specialists



3C THE CREATION CENTRE, GREEN STREET, TRURO, TR1 2LL

A well located retail unit well suited to a variety of uses (Subject to the necessary consents).

The premises are located in a busy pitch on the edge of Lemon Quay where a variety of national and local retailers are located, including; Marks and Spencer's, Primark, Rowes Bakery, Cotswold outdoors etc.

- **VERSATILE RETAIL PREMISES**
- **1,027 SQ FT (95.4 SQ M)**
- **ESTABLISHED TRADING LOCATION**
- **CLOSE TO CAR PARKS, BUS STATION AND PARK AND RIDE STOPS**
- **EPC B (32)**

£29,950 PER ANNUM EXCLUSIVE



LOCATION:

Located in a busy position on the edge of Lemon Quay where events and Truro Farmers Market is regularly held.

Nearby occupiers include Marks and Spencer, Primark, Spar, Rowes Bakers, The Cornish Oven, Pannier Market etc.

The City centre is within a 5-minute walk. The park and ride stop is within a 2-minute walk and the bus station is located opposite.

DESCRIPTION:

The property benefits from a generous window frontage, is regular in shape and has generous ceiling height.

The premises are currently occupied by Subway but will be returned to a condition ready to receive an incoming tenants fit out.

SCHEDULE OF ACCOMMODATION:

The following measurements are approximate:
1,027 SQ FT (95.4 SQM) on a Net Internal Basis
688.8 SQ FT (64 SQ M) ITZA

Width 6.58m

Depth 14.5m

SERVICE CHARGE:

The service charge under the current year which ends September 2025 is £3,304.47 per annum.
Details available upon request.

LEASE TERMS:

Leasehold.

For a term via negotiation.

COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

VAT:

We have been advised this property has been elected for VAT..

LEGAL COSTS:

The incoming Tenant to bear the Landlord's reasonably incurred legal costs.

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 £17,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The EPC rating is within band B (32) and expires during April 2035

VIEWING AND CONTACT INFORMATION:

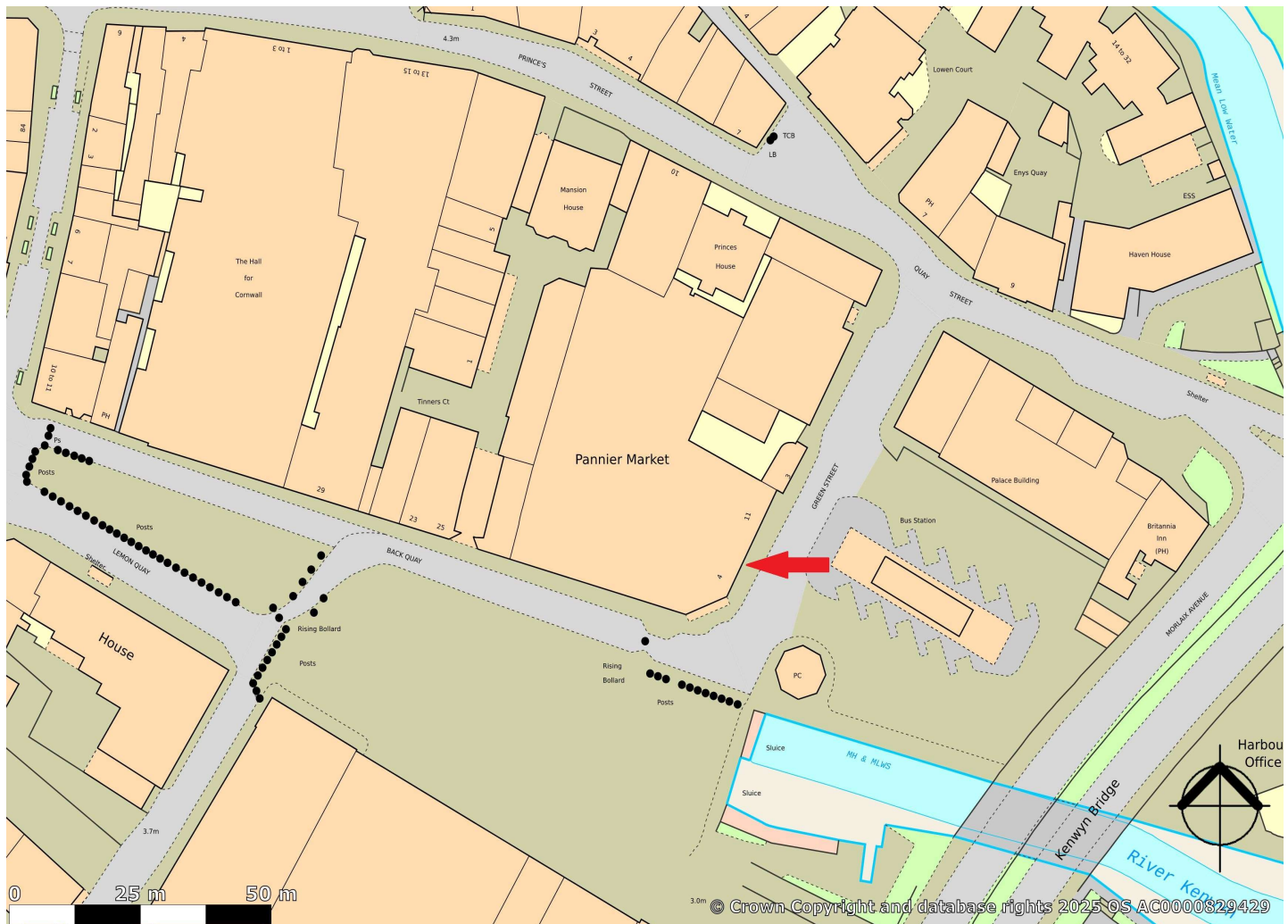
Strictly through Miller Commercial. Please contact:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

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.

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



Miller Commercial

