



FIRST AND SECOND FLOORS, 26 BOSCAWEN STREET, TRURO, TR1 2QQ

£20,000 Per Annum Exclusive Plus VAT

LOCATION:

Located in the heart of Truro on Boscawen St, occupying the first and second floors above the Co-Op convenience store. Nearby occupiers include Cornish Bakery, Tesco Metro, Hall for Cornwall, Mountain Warehouse, Waterstones and numerous other national and local operators.

DESCRIPTION:

First and second floor commercial space centrally located in Truro with private entrance, numerous offices, kitchen, WCs and break out space. The premises are full of natural light to the front elevation, with private areas to the rear. Available immediately by way of a sub-lease from the Co-Op.

SCHEDULE OF ACCOMMODATION:

The premises are arranged over two floors with full measurements of each room available on request. In all the property has been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition and is approximately 2,750 Sq Ft / 255 Sq M.

TENURE / LEASE TERMS:

The premises are available on a sub-lease for a term to be agreed.

VAT:

The property is elected for VAT therefore VAT is payable on all sums.

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 split into three which are set out below:

Bang & Olufsen At First Floor 26, Boscawen Street, Truro - £5,200 as 1 April 2026
Senso At First Floor 26, Boscawen Street, Truro - £5,000 as 1 April 2026
Second Floor 26, Boscawen Street, Truro - £5,000 as 1 April 2026

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available in due course.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

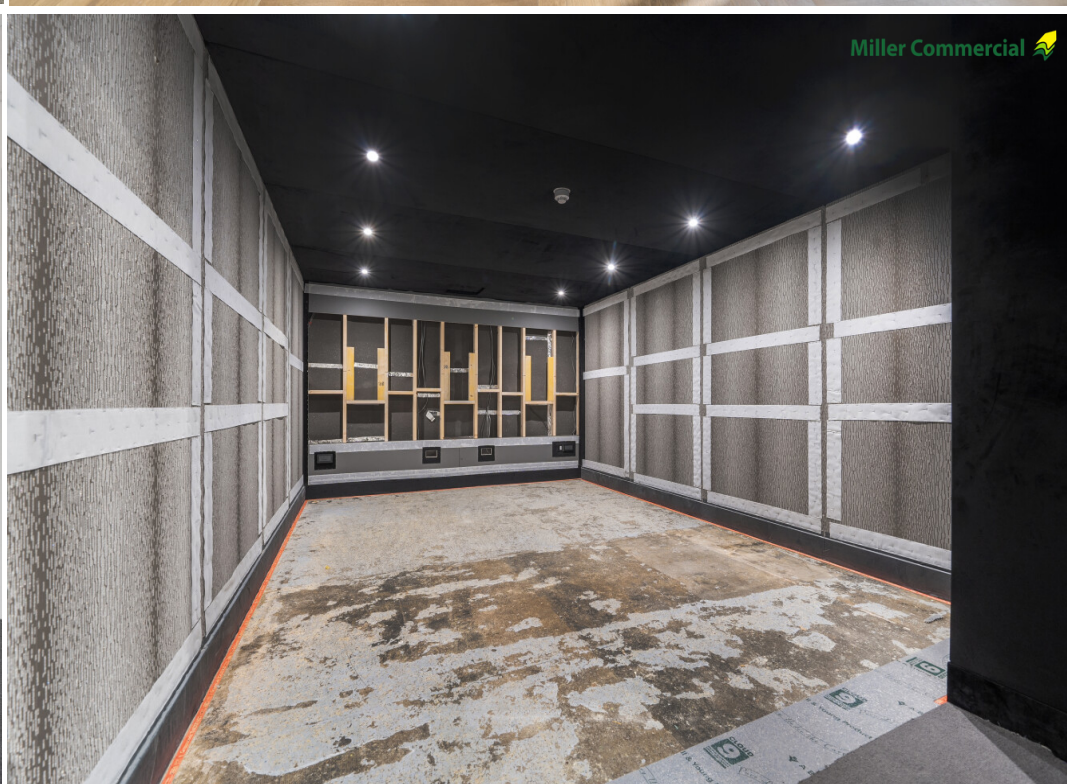
Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@millers-commercial.co.uk

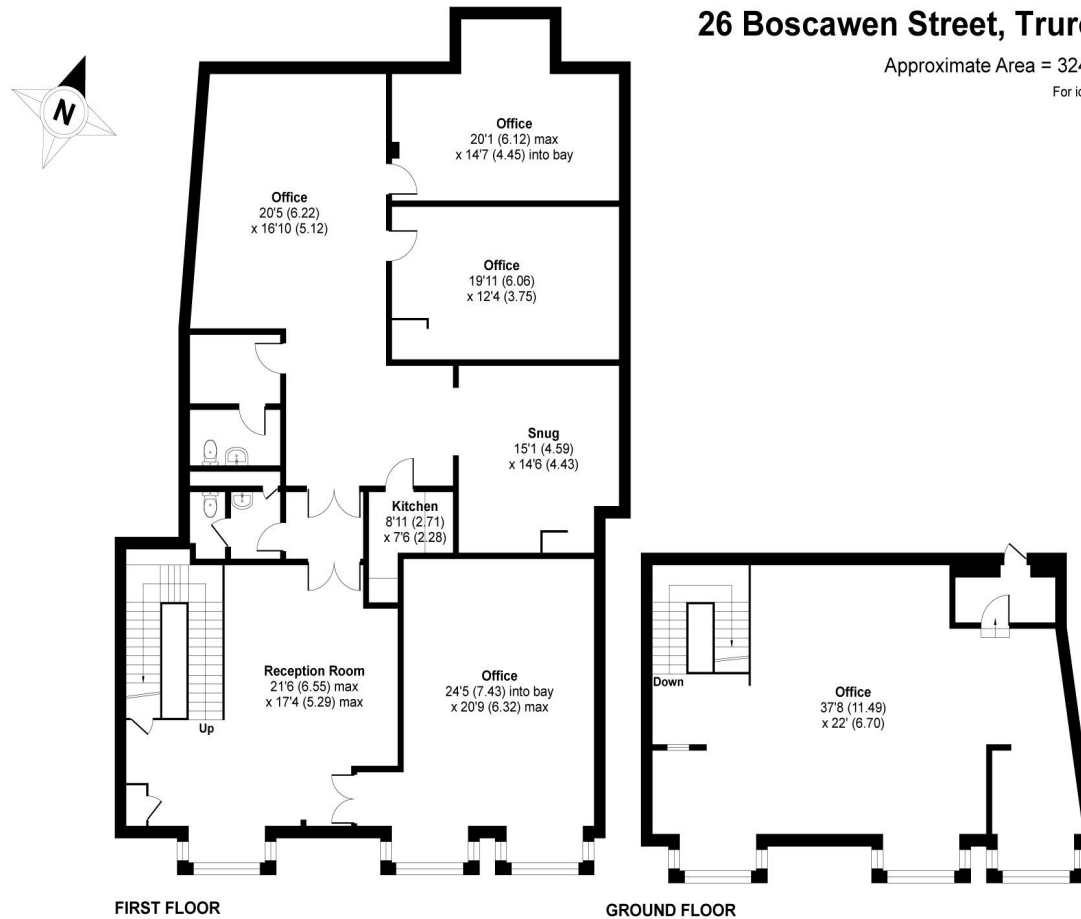




26 Boscawen Street, Truro, TR1 2QQ

Approximate Area = 3249 sq ft / 301.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Miller Commercial LLP. REF: 1404369

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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