Miller Commercial

Chartered Surveyors and Business Property Specialists



GROUND FLOOR OFFICE/RETAIL SPACE, 7 OLD BRIDGE STREET, TRURO, TR1 2AQ

The premises comprise a ground floor office suite which are situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral.

The office is being offered by way of a new proportional full repairing and insuring lease.

The office/shop is open plan and on the ground floor. It offers storage space, a WC and additional access to the rear.

The property benefits from an attractive slate hung façade, and on the inside is well configured throughout.

- **RETAIL UNIT/OFFICE TO LET**
- **CITY CENTRE LOCATION**
- **375 SQ FT (34.8 SQ M)**
- **CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION**
- **CLOSE TO CATHEDRAL AND CAR PARK**
- **EPC: C (45)**

£8,500 Per Annum Exclusive









LOCATION:
The premises are situated in a prominent position within the specialist retail area of Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral.

The property faces the Shoppers Car park, and also benefits from easy access to the city centre. Nearby occupiers include Bodega 18, Winners Personnel and various independent restaurants and bars.

DESCRIPTION:
The premises comprise a ground floor office suite which are situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral.

The office/shop is open plan and on the ground floor. It offers storage space, a WC and additional access to the rear.

The property benefits from an attractive slate hung façade, and on the inside is well configured throughout.

The building would suit a variety of retail and office users.

SCHEDULE OF ACCOMMODATION:
Ground floor total sales accommodation: 375 sq ft (34 sq m)
Retail ITZA: 331 sq ft (30.8 sq m)
Storage space: 63 sq ft (5.9 sq m)

SERVICE CHARGE:
Service Charge: £762.32 per annum (2025 - 2026)
Insurance Contribution: £519.68 per annum (2025 - 2026)

LEASE TERMS:
The office is being offered by way of a new proportional full repairing and insuring lease.

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

LEGAL COSTS: .
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

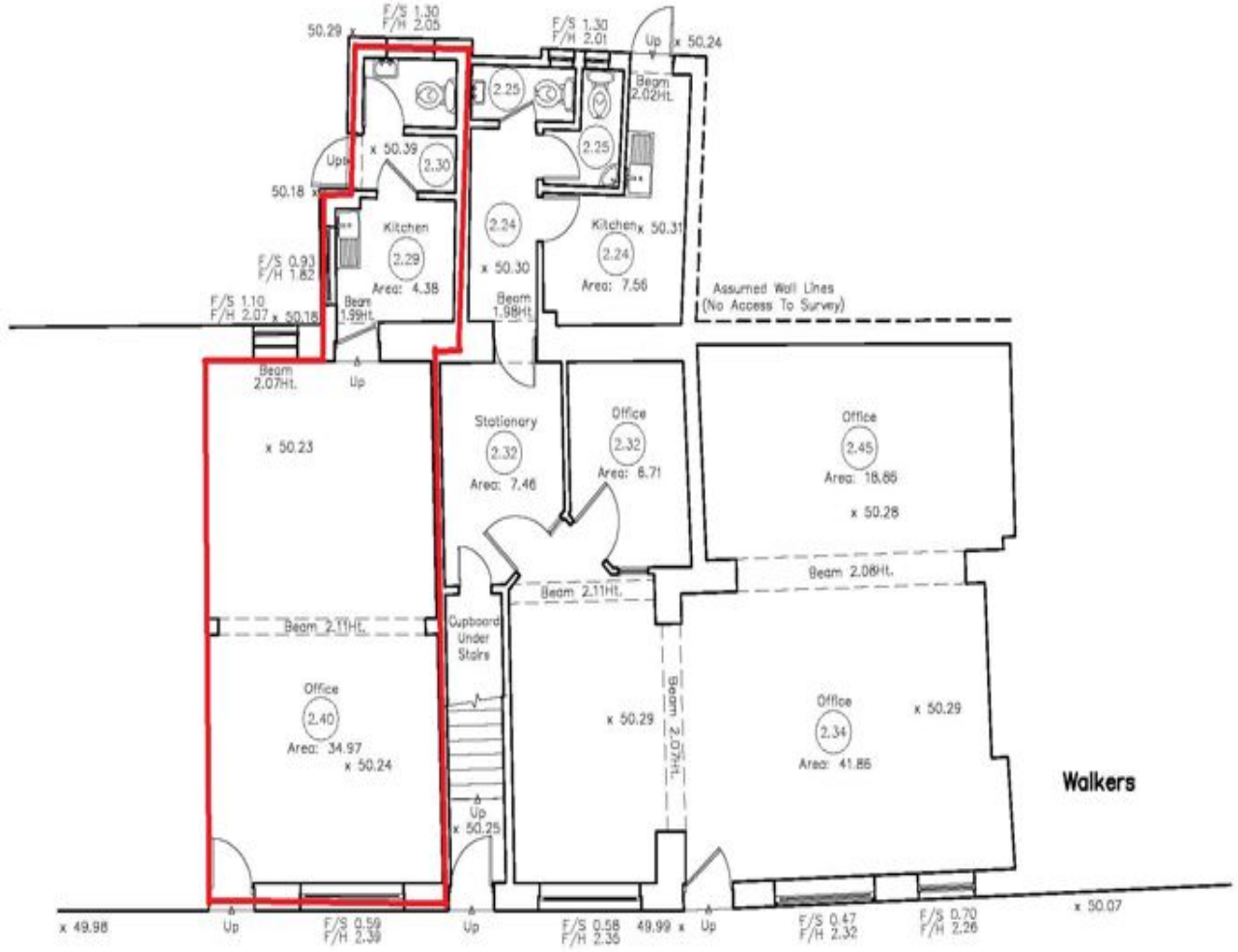
BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £7,900. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (45).

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

Jonny Bright on 01872 247022
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