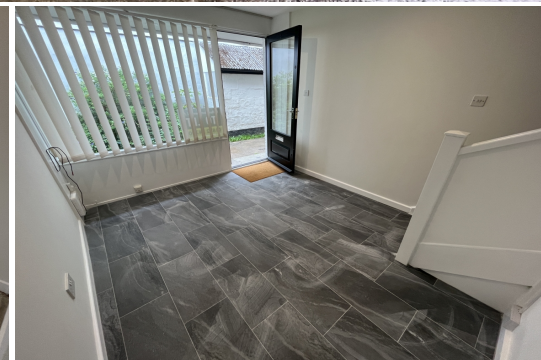


Miller Commercial

Chartered Surveyors and Business Property Specialists



3 QUAY MEWS, QUAY STREET, TRURO, TR1 2UL

- LOCK UP RETAIL PREMISES
- 219 SQ FT (20 SQ M)
- CLOSE TO CAR PARKS AND BUS STATION
- NEW LEASE OFFERED
- AVAILABLE IMMEDIATELY
- ENERGY PERFORMANCE ASSET RATING - D (79)

£5,400 PER ANNUM LEASEHOLD



01872 247000 | www.miller-commercial.co.uk

LOCATION:

The premises are located in central Truro close to Duke Street/Boscawen Street, New Bridge Street and St Mary's Street. They are situated within a mews which include Inkfish Hairdressers, The Nail Lounge, Synergy Holistic Health and Skullduggery Tattoo and Wax Boutique.

PREMISES:

A ground floor lock-up retail/office unit with a room on the first floor. The premises along with the other occupiers with the Mews share WC facilities at the end of the Mews alongside Inkfish. There is not any mains water or drainage within the unit.

SCHEDULE OF ACCOMMODATION:

Ground Floor 115 sq.ft (10.7 sq.m)

First Floor 104 sq.ft (9.7 sq.m)

LEASE TERMS:

The premises are available to let on a new internal repairing and insuring lease for a minimum 3 year term.

SERVICE CHARGE:

There is a service charge which covers the building insurance and maintenance of the exterior and common parts. This is currently £210 per quarter.

VAT:

VAT is not currently payable in addition to the rental.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 £3,950. If the property is occupied by a business that holds only one commercial property it will qualify for full business rates relief under current legislation.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate has a Band D (79) rating.

**CONTACT INFORMATION:**

For further information or an appointment to view please contact either:

Mike Nightingale on 01872 247008

Email: msn@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email: jb@miller-commercial.co.uk



EG Radius Leaderboards

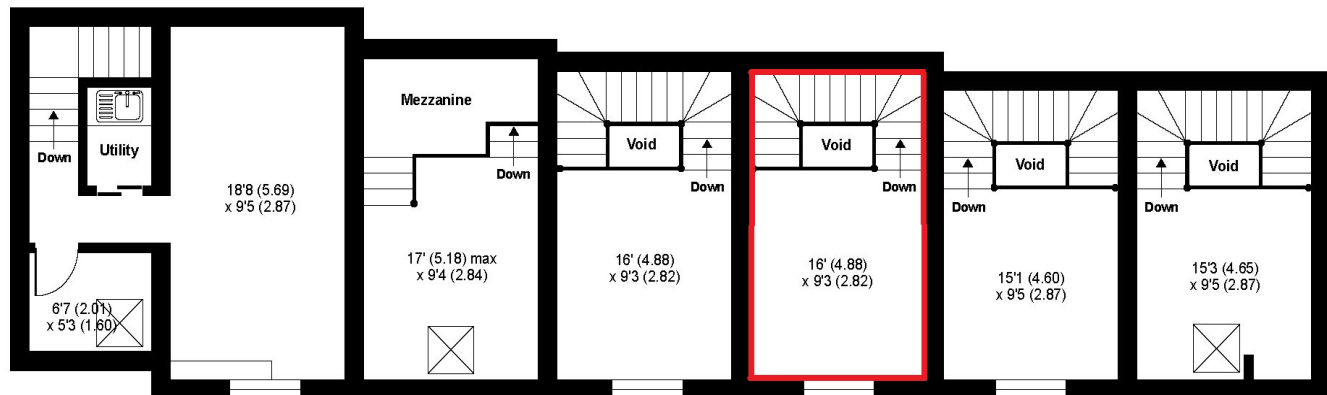
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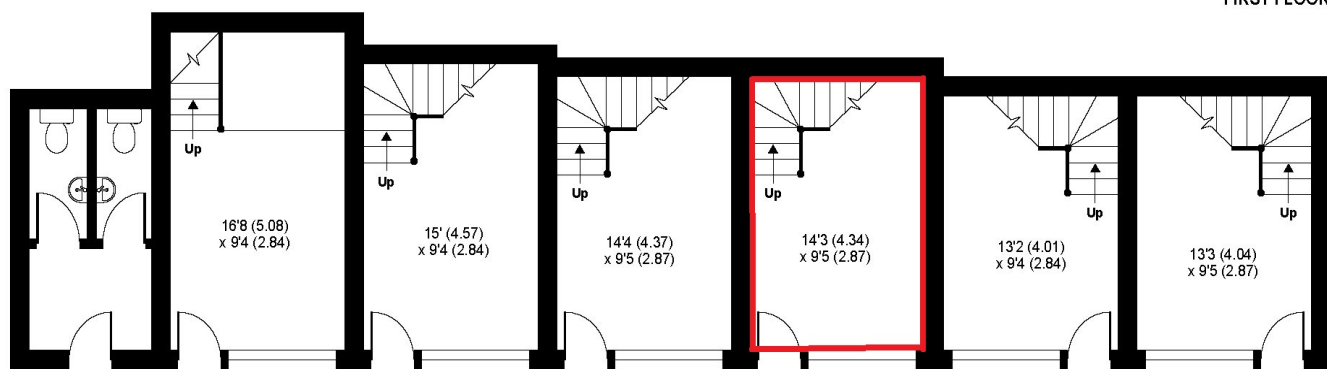
1-6 Quay Mews, Truro, TR1 2UL

Approximate Area = 2137 sq ft / 198.5 sq m

For identification only - Not to scale



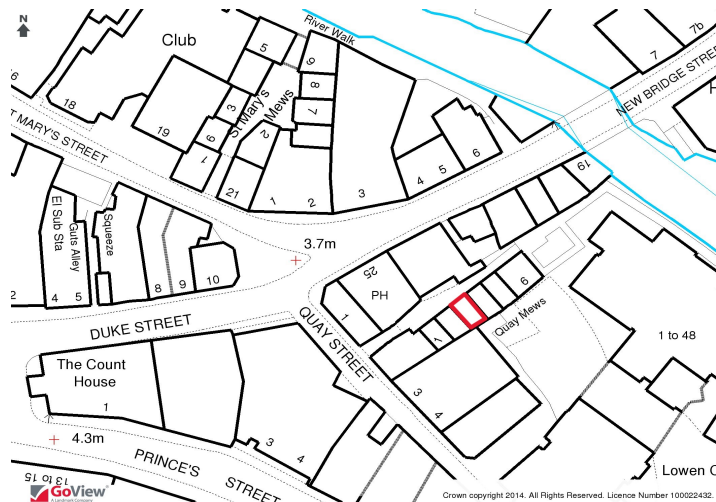
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Miller Commercial LLP. REF: 989342



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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