Miller Commercial

Chartered Surveyors and Business Property Specialists





12 VICTORIA SQUARE - GROUND FLOOR, TRURO, TR1 2RU

A prominent double-fronted City Centre ground floor retail unit.
Located immediately adjacent to the park & ride bus stop, the building is situated prominently in Victoria Square in an area that is home to both national retailers like Starbucks and Costa as well as a multitude of local and independent traders.

- **TO LET**
- **PROMINENT HIGH STREET LOCATION ON VICTORIA SQUARE**
- **485.5 SQ FT (45.1 SQ M)**
- **KITCHENETTE & W.C.**
- **GRADE II LISTED**
- **EPC D (93)**

£13,500 PER ANNUM EXCLUSIVE

LOCATION:
A prominent city centre ground floor retail unit. Located immediately adjacent to the park & ride bus stop, the building is situated prominently in Victoria Square in an area that is home to both national retailers like Starbucks and Costa as well as a multitude of local, independent traders.

DESCRIPTION:
A double-fronted retail unit that is suited to a wide variety of uses.
The property has most recently traded as a bakery, and elements of the commercial kitchen remain to the rear of the unit. These can potentially be removed by the Landlord if they are not required.

The unit further benefits from a W.C and understairs storage cupboard.

SCHEDULE OF ACCOMMODATION:
The unit measures 485.5 sq ft (45.1 sq m) on a net internal basis. The unit measures 390.36 (36.3 sq m) ITZA

LEASE TERMS:
The property is available on an internal repairing and insuring basis to include the shop front and plate glass for a term by negotiation.

RENTAL INCENTIVE:
The headline rent is £15,000 per annum with the following incentive available for Tenants who commit to a minimum term of 3 years.

Year 1: £13,500 per annum.
Year 2: £14,250.
Year 3: £15,000.

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

AGENTS NOTE:
The shop front will be repainted prior to completion of the letting.

VAT:
We have been advised that the property has not been elected for VAT.

LEGAL COSTS:
Each Party to bear their own costs.

BUSINESS RATES:
The unit will require re-assessment following completion of the letting.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (93).

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

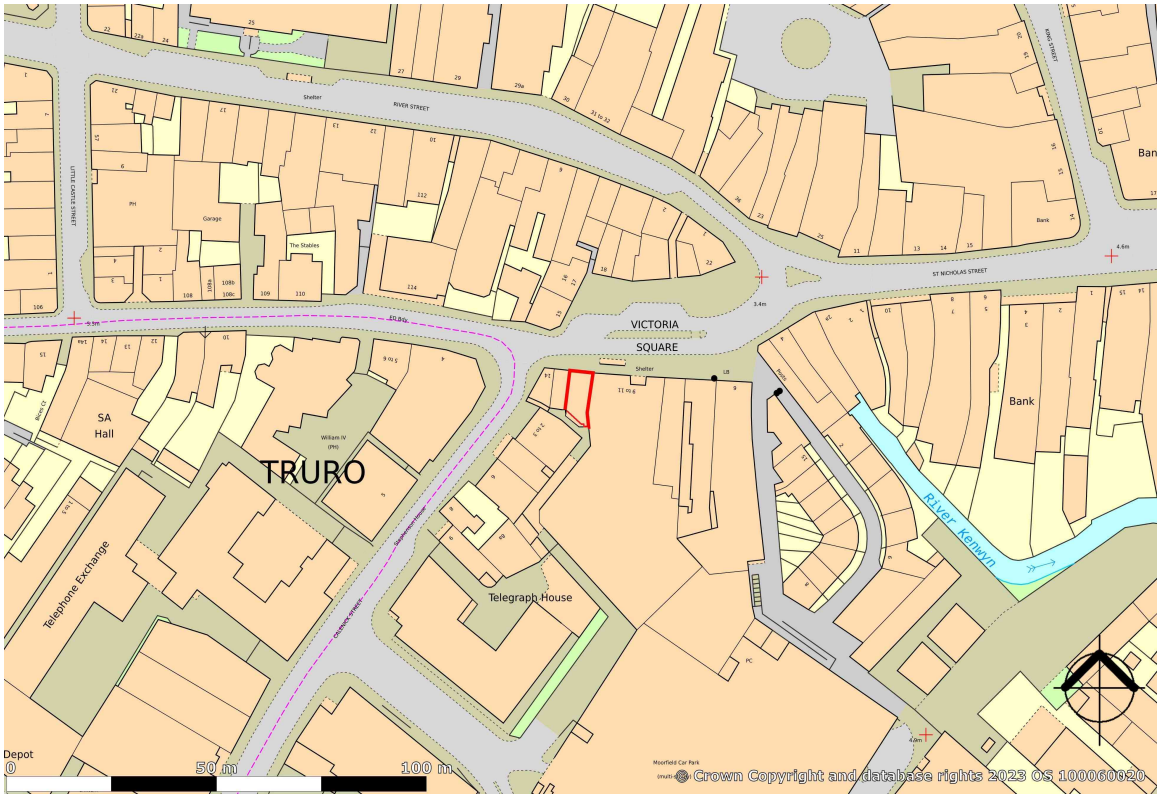
Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

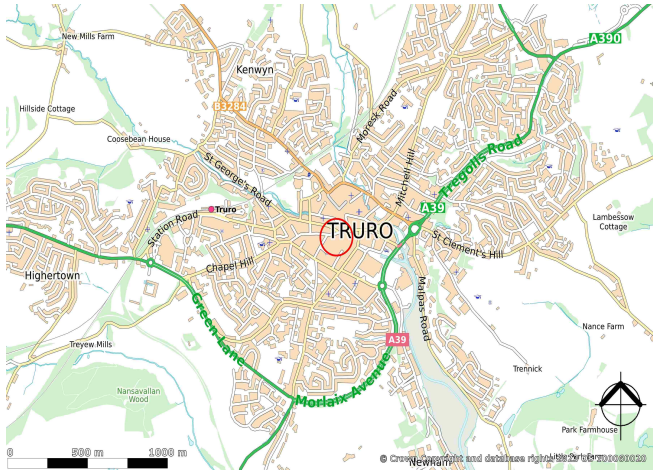
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk













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.

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