

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 12 VICTORIA SQUARE, TRURO, TR1 2RU

A Grade II listed property in the heart of Truro, fronting onto Victoria Square providing a retail unit on the ground floor with upper floors that can be converted into two residential flats. Rear access connects to an internal staircase at the rear of the building that leads to the upper floors.

Nearby occupiers in Victoria Square include Rowes, Starbucks, Costa, Moshulu, Burger King, Mallets Home & Hardware and the very well known and popular deli Sabzi.

- **TO LET**
- **PROMINENT HIGH STREET LOCATION ON VICTORIA SQUARE**
- **GROUND FLOOR RETAIL UNIT OF 490 SQ FT (45.6 SQ M)**
- **GRADE II LISTED**
- **EPC RATING OF D (93)**

**£XXXXXX PER ANNUM EXCLUSIVE**



### LOCATION:

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.

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### DESCRIPTION:

A prominent city centre property over ground and 2 upper floors. Benefitting from rear access and an internal staircase to the rear to the upper floors means the property has a lot of potential for redevelopment of the uppers while the ground floor presents a the perfect opportunity for a lock up retail unit or other business use.

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### SCHEDULE OF ACCOMMODATION:

Ground floor - 490 sq ft (45.6 sq m)

First Floor - 323 sq ft (30 sq m)

Second floor - 352 sq ft (32.74 sq m)

NB. the upper floors have more space than is shown here due to several WCs and staff amenity areas that have not been included in these figures.

### LEASE TERMS:

The lease terms are XXX

### VAT:

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

### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. 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 £XXXXXX. 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 X (NN).

### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

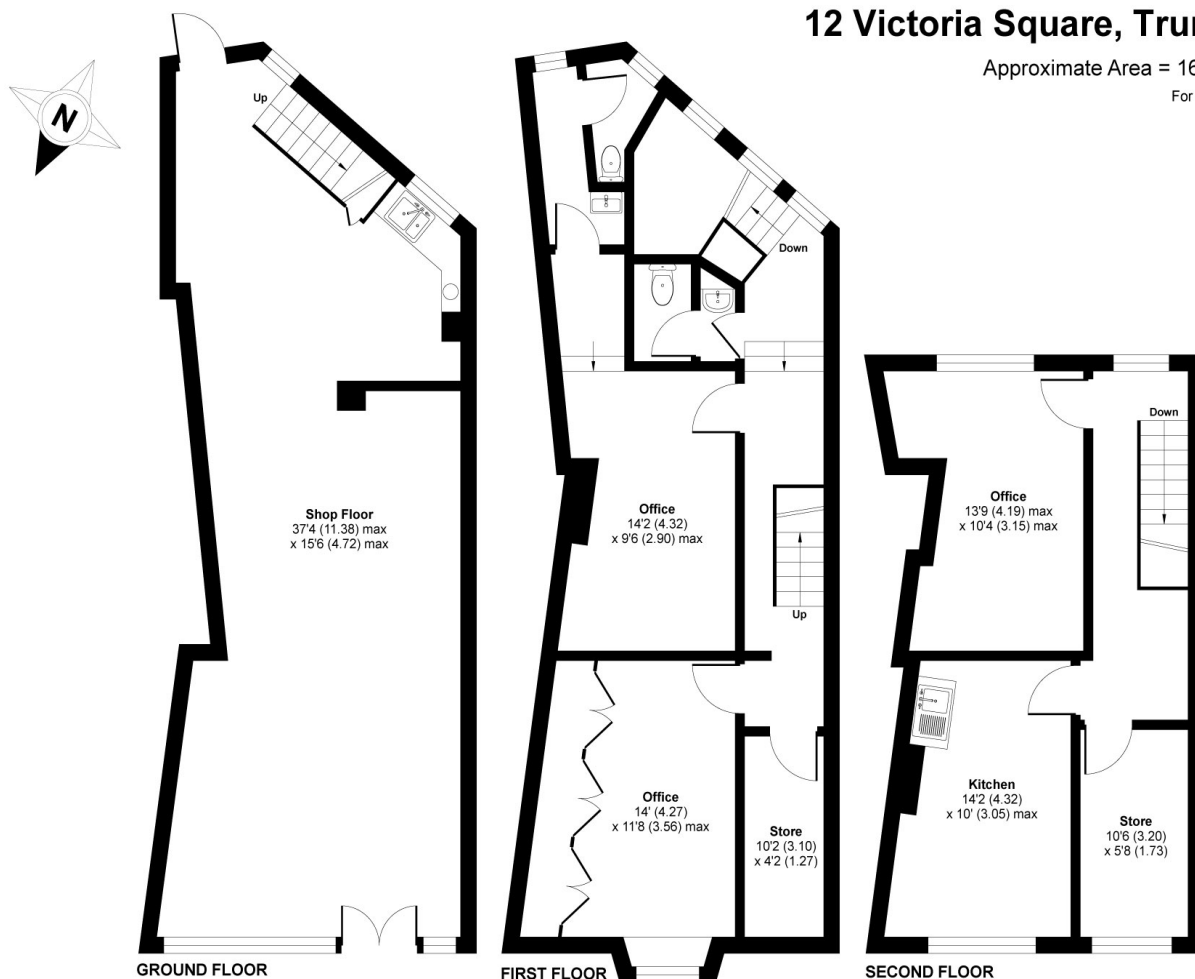
**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

# 12 Victoria Square, Truro, TR1 2RU

Approximate Area = 1600 sq ft / 148.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Miller Commercial LLP. REF: 1042700



**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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