Miller Commercial

Chartered Surveyors and Business Property Specialists









10A New Bridge Street, Truro TR1 2AA

- WELL APPOINTED RETAIL UNIT ON GROUND AND FIRST FLOOR
- NEWLY DECORATED
- 960 SQ FT (89.2 SQ M) OVERALL WITH 487 SQ FT (45.2 SQ M) ON GROUND FLOOR
- CENTRAL LOCATION / ADJOINING TRURO'S PRIME RETAIL PITCH
- WC AND TEA MAKING FACILITIES
- EPC RATING OF "B" (36)

£11,000 PER ANNUM EXCLUSIVE

LOCATION:
New Bridge Street plays host to a number of local, independent traders such as Tug Boat Tea & Coffee, Duke St Deli, Grounded Coffee Shop, Sam's in the City, Bridge Antiques and Standens Opticians as well as several national retailers including the neighbouring WarHammer and Oxfam shops.

DESCRIPTION:
A well-presented retail premises in a prominent city centre location, featuring attractive window frontage with excellent visibility. The ground floor offers open plan retail space (formerly a carpet shop), suitable for a variety of uses, with stairs leading to the first floor.

The upper floor offers further retail space, with potential for storage or office use, and benefits from a WC and tea-making facilities.

New Bridge Street is a popular specialist retailing area in Truro, featuring a strong mix of independent retailers, cafes, bars, and professional services.

SCHEDULE OF ACCOMMODATION:
The property comprises 560 sq ft on the ground floor with a further 479 sq ft on the first floor.
Total: 960 sq ft

LEASE TERMS:
A New proportionally full repairing and insuring lease for a term by arrangement.

BUSINESS RATES:
Werefer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £13,500.

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.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (36).





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

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