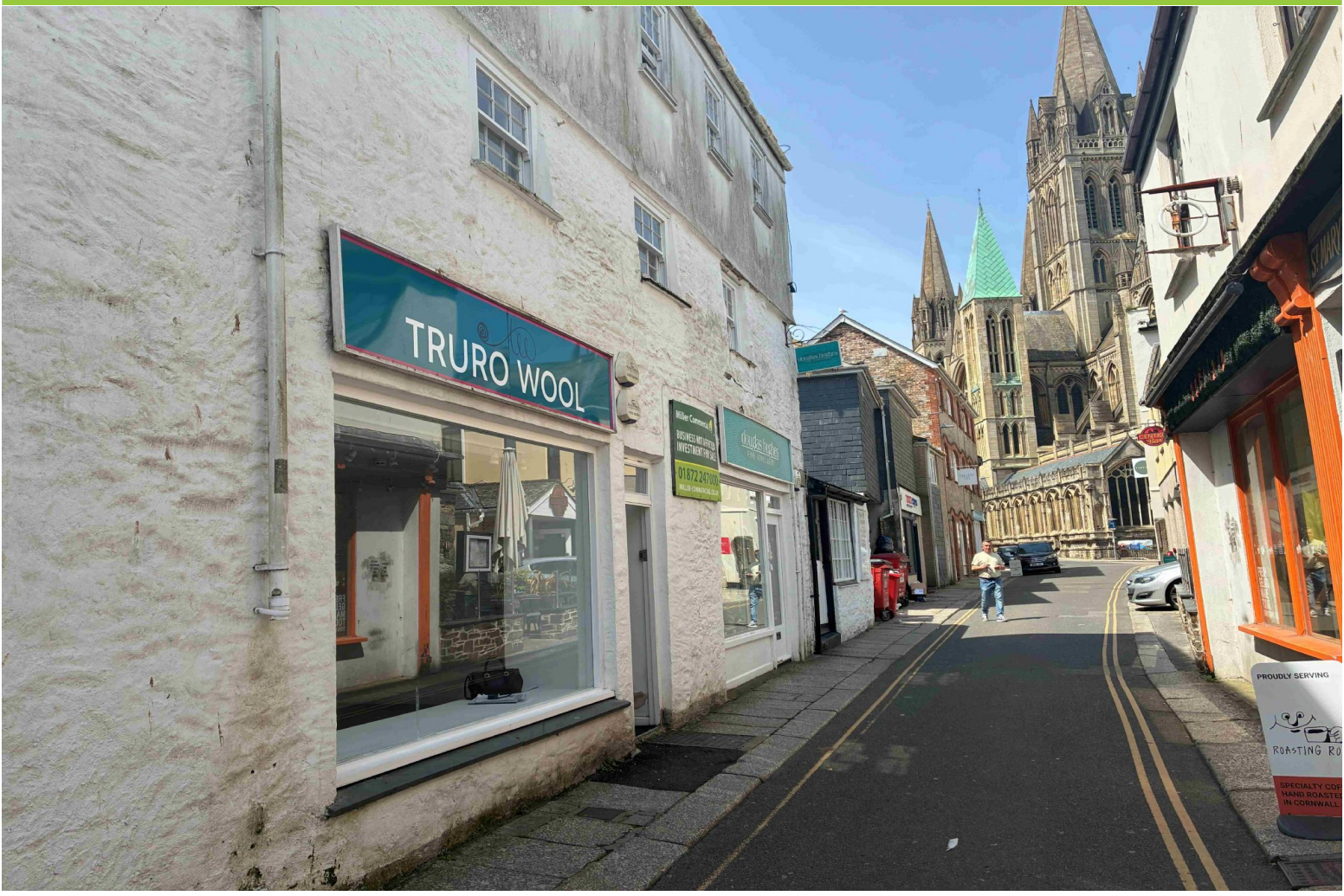
Miller Commercial

Chartered Surveyors and Business Property Specialists



22 ST MARYS STREET, TRURO, TR1 2AF

- DOUBLE STOREY RETAIL PREMISES
- CITY CENTRE LOCATION
- SMART, NEUTRAL INTERNAL FINISH
- AVAILABLE IMMEDIATELY
- NEW LEASE OFFERED
- EPC B (50)

£10,500 PER ANNUM EXCLUSIVE

LOCATION:
Occupying a prime city centre position set very close to Truro Cathedral, the property sits within one of Truro's most characterful trading locations. The surrounding streets are home to a strong mix of independent operators including Vertigo and the Old Grammar School, alongside well regarded galleries and jewellers such as Douglas Hughes Fine Jewellery and Truro Goldsmiths.
Just around the corner, Boscawen Street provides Truro's principal retail pitch, with nearby occupiers including The White Company, Mint Velvet and Waterstones. Nearby Lemon Quay further enhances the retail offering, with occupiers including M&S, Primark and Cafè Nero. The property also benefits from excellent accessibility, being approximately a two minute walk from Truro Bus Station and around 15 minutes on foot from Truro railway station.

DESCRIPTION:
A smart two-storey retail unit.

The ground floor comprises an attractive shop with large display windows, providing excellent visibility and strong passing footfall. The retail space benefits from clean neutral decor and a practical layout. To the rear are stairs to the first floor and also a lobby leading to a useful storage area fitted with extensive shelving.

The first floor provides a spacious, bright room suitable for use as a staff area or additional storage, with a kitchen area set to one side and a separate WC. The upper accommodation, together with the stairs, has been newly carpeted and is presented in a clean, neutral style throughout.

Overall, the property is ready for immediate occupation and offers a versatile opportunity for a range of retail occupiers seeking a prominent Truro city centre presence.

SCHEDULE OF ACCOMMODATION:
Ground Floor 255 Sq Ft (23.7Sq M)
First Floor 128 Sq Ft (11.9 Sq M)
Total 383 Sq Ft (35.6 Sq M)

LEASE TERMS:
The premises are available to let on a new full repairing and insuring lease

SERVICE CHARGE:
There will be a service charge to cover external repairs and maintenance. Further details upon request.

VAT:
We are advised that the property is not elected for VAT therefore no VAT is payable on the rent.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

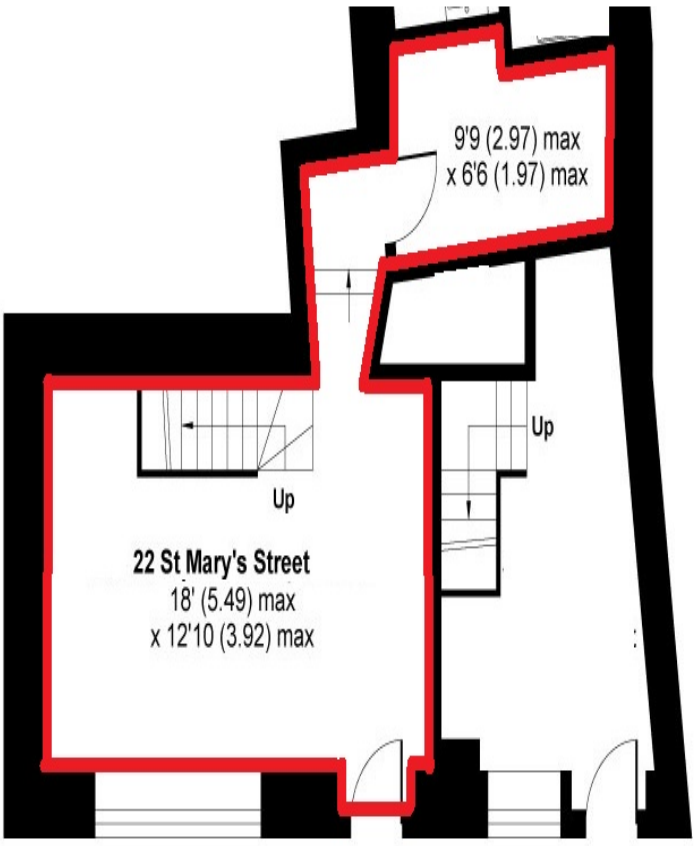
BUSINESS RATES:
We refer you to the government website https:// www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £6,600. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (50)

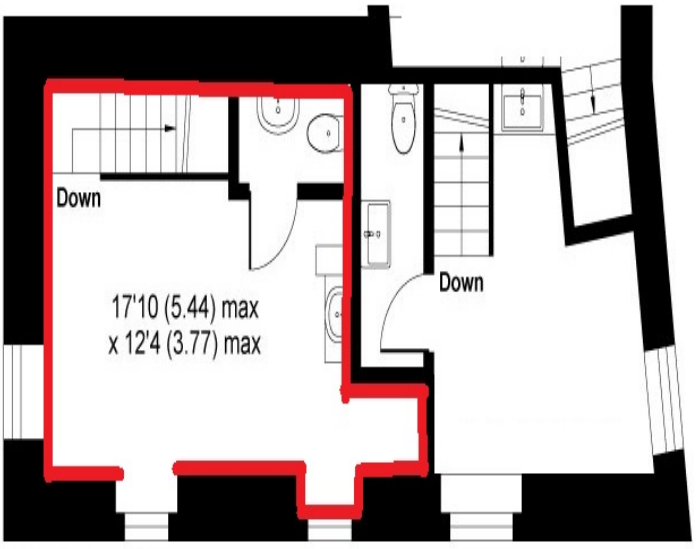
VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Eilidh Donaldson on 01872 301830
Email ed@miller-commercial.co.uk or

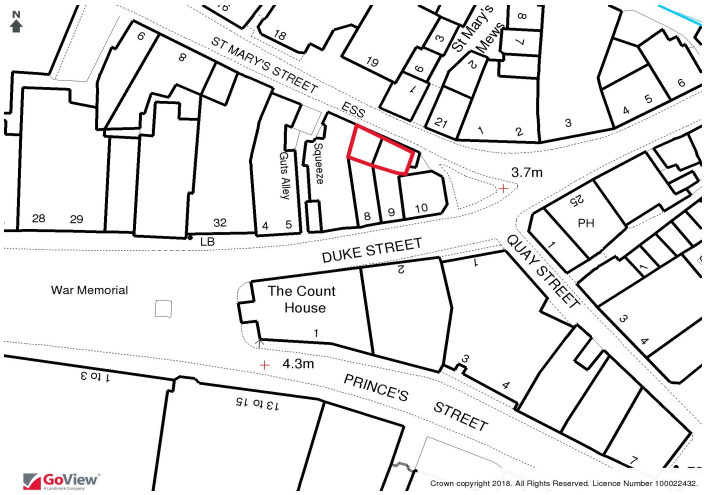
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

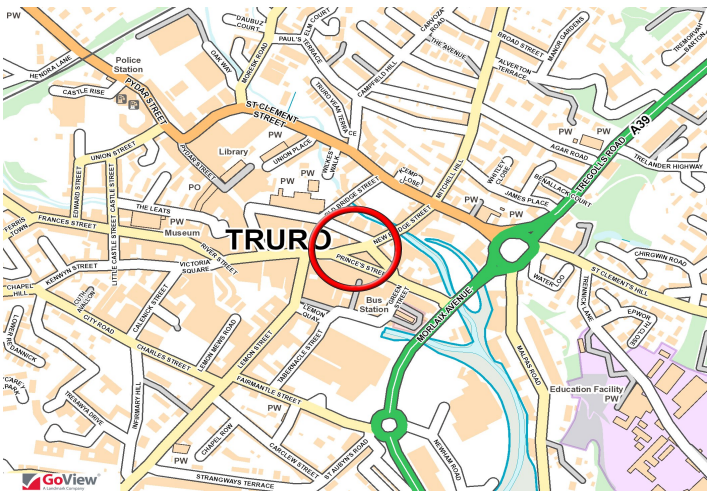


GROUND FLOOR



FIRST FLOOR





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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