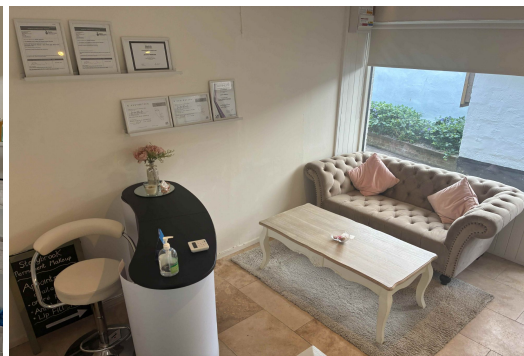


Miller Commercial

Chartered Surveyors and Business Property Specialists



4 QUAY MEWS, QUAY STREET, TRURO TR1 2UL

- DOUBLE STOREY RETAIL/OFFICE PREMISES
- CITY CENTRE LOCATION
- 211 SQ FT (20.5 SQ M)
- NEW LEASE OFFERED
- AVAILABLE IMMEDIATELY
- EPC - B "49"

£5,400 PER ANNUM EXCLUSIVE

LOCATION:

Situated just off Quay Street in Truro city centre, Quay Mews occupies a convenient position within close proximity to Lemon Quay, the bus station and Shoppers Car Park. The mews is home to an eclectic mix of independent occupiers, including the renowned Inkfish Hair Studio and alongside established aesthetics and wellness businesses, creating one of the city centre's more distinctive commercial enclaves.

DESCRIPTION:

A well presented lock-up retail unit. The accommodation provides a bright and neutral shop arranged over ground and first floor.

The ground floor retail benefits from tiled flooring, freshly decorated walls and prominent window frontage allowing for excellent natural light. To the rear are the stairs to the first floor together with a useful understair storage cupboard.

The first floor provides additional accommodation suitable for a variety of uses, with plumbing due to be installed by the landlord

The premises are considered suitable for a range of retail, beauty, wellness or studio-style occupiers and are available by way of a new lease.

SCHEDULE OF ACCOMMODATION:

Ground Floor 10.2 sq m (112 sq ft)

First Floor 10.1 sq m (109 sq ft)

Total 20.5 sq m (211 sq ft)

SERVICE CHARGE:

£70 per month to contribute to maintenance of common areas.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

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 £4,500 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 Certificate for this property is band B with a rating of 49.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

Eilidh Donaldson on 01872 301830

Email ed@miller-commercial.co.uk

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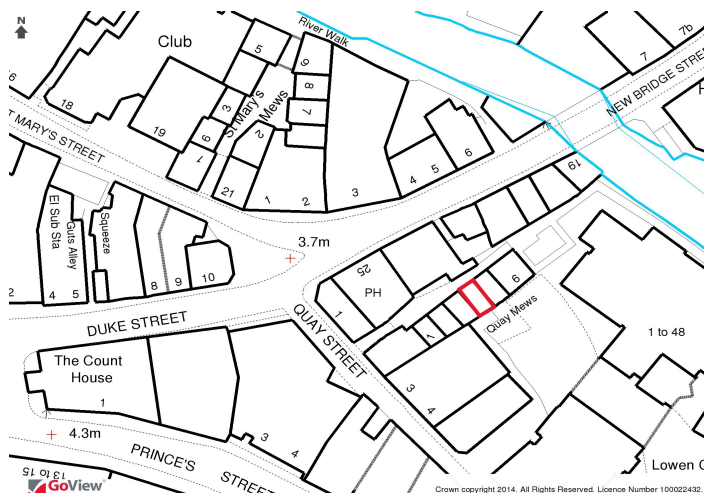
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