

Miller Commercial

Chartered Surveyors and Business Property Specialists



6 LITTLE CASTLE STREET, TRURO, TR1 3DL

Located on Little Castle Street, in Truro's specialist quarter, the property comprises a two storey retail premises which benefits from kitchenette and WC on the ground floor as well as an office and further storage on the first floor.

Easily accessible for the train station and main city centre, the park-and-ride bus stop is moments from the property. The Royal Cornwall museum is a minute's walk from the building and city centre car parking is available less than 5 minute's walk away.

- **TO LET**
- **TWO STOREY RETAIL PREMISES**
- **PROMINENT POSITION**
- **GROUND FLOOR RETAIL 833 SQ FT**
- **FIRST FLOOR 252 SQ FT**
- **EPC - C (74)**



£12,000 PER ANNUM EXCLUSIVE



LOCATION:

Truro city is the centre for administration, leisure and retail in Cornwall. The city is well known for its cathedral, cobbled streets, open spaces and Georgian architecture.

The property is located on Little Castle Street in the specialist trading quarter in the City with a number of niche retailers in the near vicinity and moments away from the main park-and-ride bus stop and within a 10 minute walk of the main line train station and under 5 minutes walk from Truro's main car parks.

Nearby occupiers are predominantly local businesses including a number of barbers & beauticians, coffee shops, health food shops and artisan producers as well as some specialist retailers including a music shop, bridal shop and jewelers.

DESCRIPTION:

The property comprises a two storey retail premises which benefits from kitchenette and WC on the ground floor as well as an office and further storage on the first floor.

SCHEDULE OF ACCOMMODATION:

Ground floor - 833 sq ft (77.43 sq m)

First Floor - 252 sq ft (23.42 sq m)

TOTAL - 1,085 sq ft (100.85 sq m)

LEASE TERMS:

The property is available by way of a new lease with terms to be agreed.

VAT:

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

LEGAL COSTS:

The Tenant to contribute a fair proportion towards the initial cost of preparing and setting up the lease.

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 £10,750. To find out how much business rates will be payable there is a business rates estimator service via the website. It is likely that for a small business that no rates will be payable, however, please do not rely on this information and check with the local authority.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-10
Planning 0300-1234-151
www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (74).

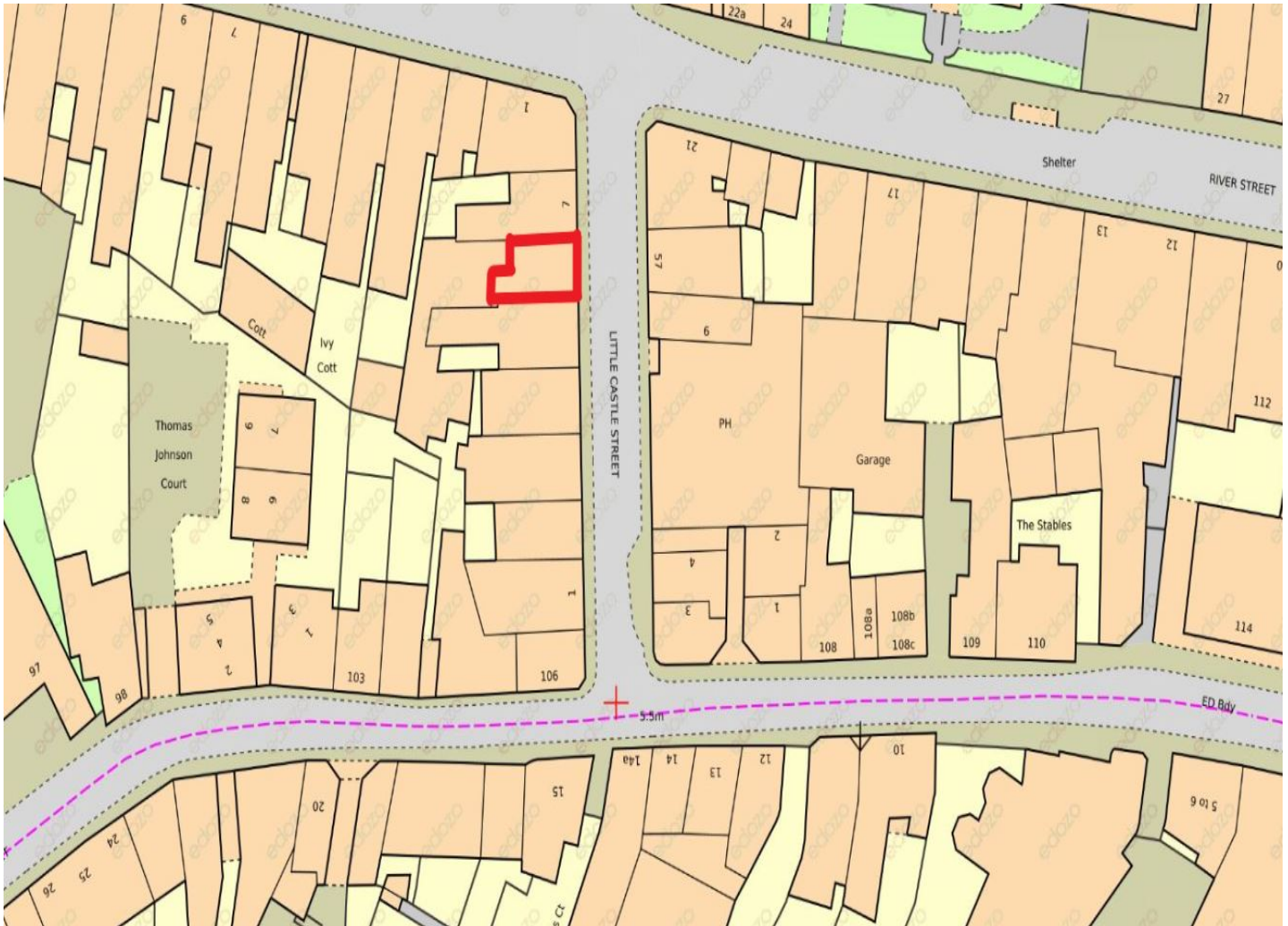
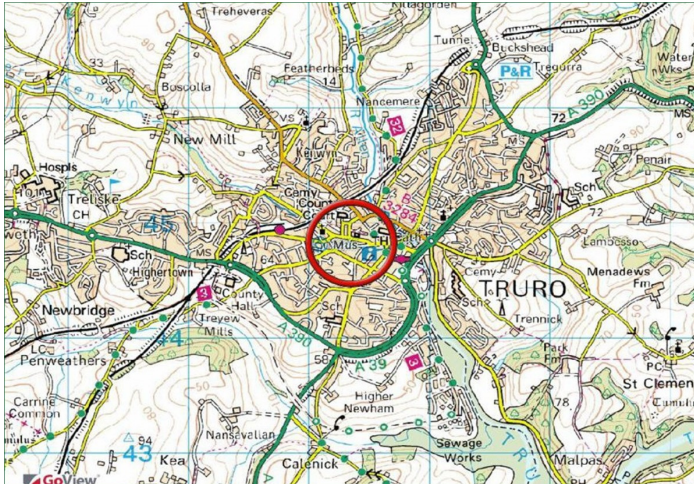
VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email ts@millier-commercial.co.uk

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

Please note the final photo may differ slightly, as it was taken prior to the current tenant moving in.



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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



Miller Commercial

