



GROUND FLOOR, 8 DUKE STREET, TRURO, TR1 2QE

£12,500 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The property is situated on Duke Street, directly opposite the Coinage Hall, in a well-established and busy retail pitch at the centre of Truro city centre.

The unit benefits from strong footfall, sitting along the natural retail circuit connecting Boscawen Street (The White Company, Mint Velvet and Waterstones) with Lemon Quay (Marks & Spencer, Primark and Caffè Nero). Nearby occupiers include Seasalt, The Entertainer, Pizza Express, Duke Street Deli and Radmores of Truro Jewellers.

Hall for Cornwall, the South West's principal regional theatre attracting over 150,000 visitors per year, is within close proximity and supports evening trade in the area.

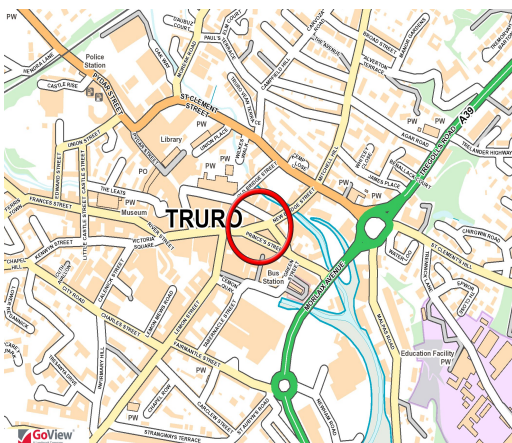
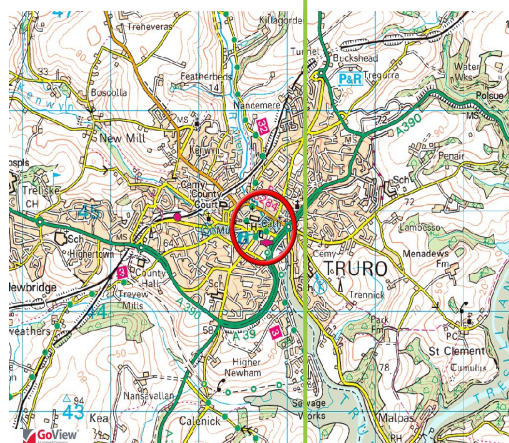
Truro Bus Station is approximately two minutes' walk. Truro railway station is within fifteen minutes on foot.

DESCRIPTION:

A well-presented ground floor retail unit benefiting from a WC. The premises were comprehensively refurbished in 2020 and are presented in a good condition throughout, offering a practical retail environment.

Currently fitted out as a food retail shop, the unit provides a flexible layout that would lend itself well to a range of occupiers, particularly gift retailing or other specialist retail uses. The space is bright and practical, with strong potential for immediate occupation with minimal adaptation required.





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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SCHEDULE OF ACCOMMODATION:

25 SQ M (269 SQ FT)

Plus WC

LEASE TERMS:

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

VAT:

VAT is not payable upon 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 £9,400. 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 (43).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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