

SBC
PROPERTY

01872 277397

SELF-CONTAINED OFFICE BUILDING TO LET

LOCATED IN ARGUABLY TRURO'S FINEST STREET
GROUND AND FIRST FLOOR OFFICES TALLING
49.42 SQ M (532 SQ FT)

SET WITHIN AN ATTRACTIVE CRESCENT

NEW LEASE AVAILABLE

RENT - £8,000 PER ANNUM EXCLUSIVE



**14 WALSINGHAM PLACE
TRURO
CORNWALL TR1 2RP**

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

LOCATION

The property is located in the cathedral city of Truro, the principal administrative and commercial centre for Cornwall. Walsingham Place (Grade II Listed) is arguably Truro's finest street and is often referred to as the Jewel in Truro's Crown dating back to the early 19th Century. The property is located just off Victoria Square and therefore provides an ideal setting close to the City's retail and commerce facilities.

The City's piazza and retailing streets of Pydar Street, Boscawen Street and Lemon Quay are all located within a level walk of the offices.

DESCRIPTION

The property provides an attractive self-contained office building arranged on two floors. The accommodation is accessed from the front elevation, off Walsingham Place to incorporate two ground floor offices and toilet. The first floor incorporates two further offices.

ACCOMMODATION

The property is arranged as follows (all areas are approximate)

Ground Floor

Front Office	13.87 sq m	(149 sq ft)
Rear Office	12.2 sq m	(131 sq ft)

First Floor

Front	13.65 sq m	(147 sq ft)
Rear	9.74 sq m	(105 sq ft)

Total NIA: 23.39sq m (532 sq ft)

TENURE

The premises are offered by way of an a new lease the principal terms of which are :

Term:	3/6/9 years
Use:	Offices (alternative uses may be considered, subject to landlord's consent and planning consent)
Rent:	£8,000 pax
Rent review:	3 yearly intervals
Repair:	The tenant to have a repairing obligation
Insurance:	The tenant will be responsible for paying the building insurance premium
Service Charge	The tenant will be responsible for a contribution towards the upkeep of the communal gardens, CCTV system, external repair and maintenance
VAT	Is payable on the rent, service charge and insurance.



RATEABLE VALUE

The premises are classified as office and premises
Current rateable value £5,600

COSTS

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E under Certificate Number 9546-3034-0482-0400-2191

VIEWING/FURTHER INFORMATION

Strictly by appointment with Carl Jenkin

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