

RETAIL SHOP TO LET

**TRURO
LEMON QUAY
CORNWALL
TR1 2LW**

SBC
PROPERTY

01872 277397



LARGE RETAIL STORE \ RESTAURANT OPPORTUNITY

**TRURO PRIME RETAIL SHOP - FORMER DEBENHAMS - PRIME TRADING POSITION
EXTENSIVE GROUND FLOOR RETAIL. POTENTIAL RESTAURANT\BAR
ADJACENT TO MARKS AND SPENCER, O2, PRIMARK, JD SPORTS, CAR PARKING
GROUND FLOOR 647 SQ M (6,964 SQ FT) - UPPER FLOOR ANCILLARY 156 SQ M
NEW LEASE AVAILABLE, 5/10 YEARS - E CLASS OTHER USES CONSIDERED**

LEASEHOLD - RENT ON APPLICATION

LEMON QUAY, TRURO, CORNWALL TR1 2LW

LOCATION

Truro is the county's principal commerce and retail centre, with it's resident population of circa 23,000 surpassed with a catchment of circa 400,000 persons enhanced by the large number of annual tourist visitors to Cornwall.

Lemon Quay occupies a central position within Truro's City Centre occupied by Marks and Spencer, Primark, JD Sports, O2 and Wetherspoons and in close proximity to the bus and coach stations with extensive parking nearby, 370 Pay-and-display Spaces are found at the rear of the property.

DESCRIPTION

The property comprises a flagship retail store, formerly occupied by Debenhams adjacent to the main entrance to Marks and Spencer, O2 and Primark. Internally the ground floor sales area is predominately open plan. Ancillary stores are found at second floor level. Loading is available from the rear

Ideally suited for retail, or alternative uses to include restaurant.

ACCOMMODATION Areas are approximate.

Net Internal Width 12.15m widening to 21.72m
Max Depth 39.50m

Ground Floor 647 sq m (6,964 sq ft)
Second Floor Store 156 sq m (1,679 sq ft)

First floor sales\stores of 794 sq m may be available by separate negotiation

LEASE DETAILS

The property is offered by way of a full repairing and insuring lease subject to Service Charge, for a term of years to be agreed.

RENT

On Application.

BUSINESS RATES

Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable

Rateable Value to be assessed following subdivision works

VAT

Is applicable

EPC

Debenhams Plc Lemon Quay TRURO TR1 2LW	Energy rating C
Valid until 16 June 2029	Certificate number 0950-8977-0321-9370-6054

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



CONTACT
SBCPROPERTY

Barney Peters
01872 277397

07738321136 barney@sbcproperty.com
enq@sbcproperty.com

01872 277397
SBC PROPERTY



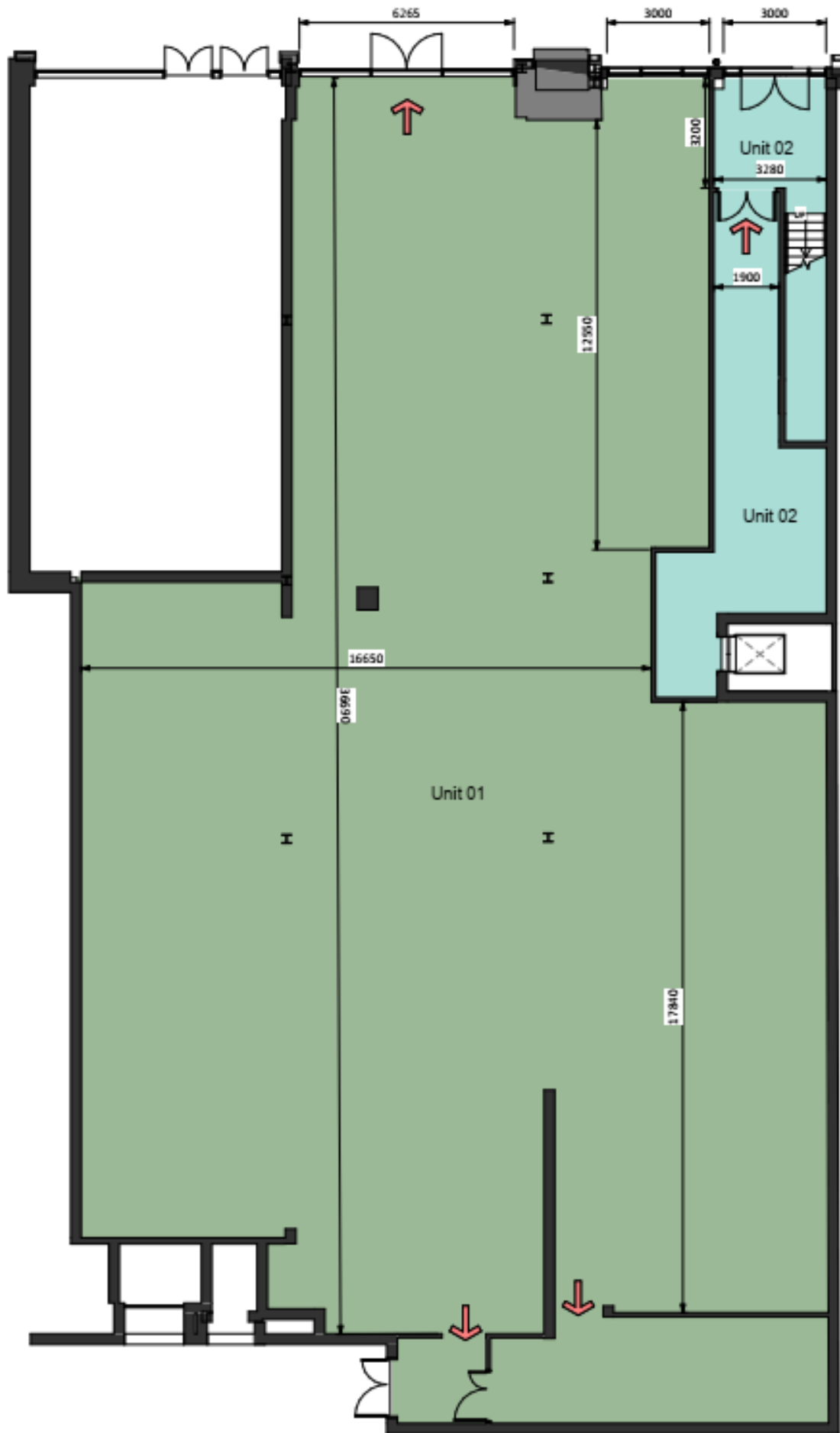
50 metres

Experian Gozd Plan Created: 11/04/2022
Created By: CBRE Limited



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services
www.experian.co.uk/gozd | gozd.sales@uk.experian.com | 0845 601 6011



LEMON QUAY, TRURO, CORNWALL TR1 2LW

VIEWING/FURTHER INFORMATION

Strictly by appointment with joint sole agents:

SBC Property
Daniell House
Falmouth Road
Truro
TR1 2HX



FAO: Mike Scott
Tel: 07738321141
Email: mike@sbcproperty.com

Barney Peters
07738321136
barney@sbcproperty.com

VIEWING/FURTHER INFORMATION

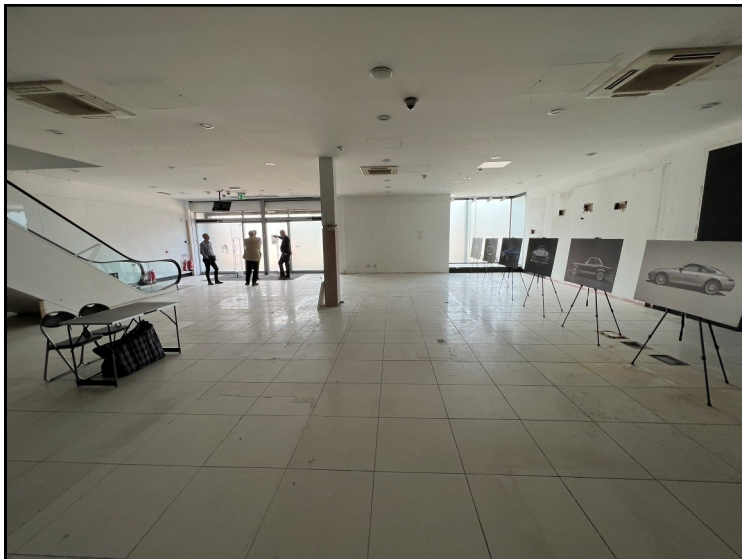
Strictly by appointment with joint sole agents:

CBRE
Clifton Heights
Triangle West, 13th and 14th Floors
Bristol
BS8 1EJ



FAO: Chris Thomas
Tel: 0117 9435782
Email: chris.thomas3@cbre.com

Andrew Jackson
0117 9435855
Andrew.jackson3@cbre.com



SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

TEL: 01872 277397
EMAIL: enq@sbcproperty.com
WEB: www.sbcproperty.com

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property.

SBC Property is the trading name of
Scott Burrige Commercial LLP

www.sbcproperty.com

SBC
PROPERTY

01872 277397