



SELF CONTAINED OFFICE BUILDING

9
WALSINGHAM PLACE
TRURO
TR1 2RP

- LOCATED IN ARGUABLY TRURO'S FINEST STREET
- GROUND AND FIRST FLOOR OFFICES TOTTALLING 53.09 SQ M (571SQ FT)
- SET WITHIN AN ATTRACTIVE CRESCENT
- NEW LEASE AVAILABLE

RENT £9,750 PER ANNUM EXCLUSIVE

ENQUIRE NOW

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LOCATION

The property is located in the cathedral city of Truro, the principal 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 C19. The properties are located just off Victoria Square and therefore provide an ideal setting in close proximity 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 in close proximity.

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. The first floor incorporates a further two offices, a separate toilet and kitchen. Accessed off the ground floor rear office is a small enclosed courtyard which subsequently leads on to an alleyway abutting Malletts Home Hardware Store.

RATEABLE VALUE

The premises are classified as office and premises current rateable value (1 April 2023 to present) - £5,600

ACCOMODATION

Ground Floor

Front Office	-	13.50 sq m	(145 sq ft)
Rear Office	-	12.90 sq m	(139 sq ft)
Under stairs storage			

First Floor

Kitchen	-	2.65 sq m	(29 sq ft)
Front Office	-	13.21 sq m	(142 sq ft)
Rear Office	-	8.30 sq m	(89 sq ft)
Store	-	2.52 sq m	(27 sq ft)

Total NIA : - **53.09 sq m (571 sq ft)**

COSTS

The ingoing tenant will be responsible for the landlords reasonably incurred legal costs.

EPC

The property has an EPC Rating of E.

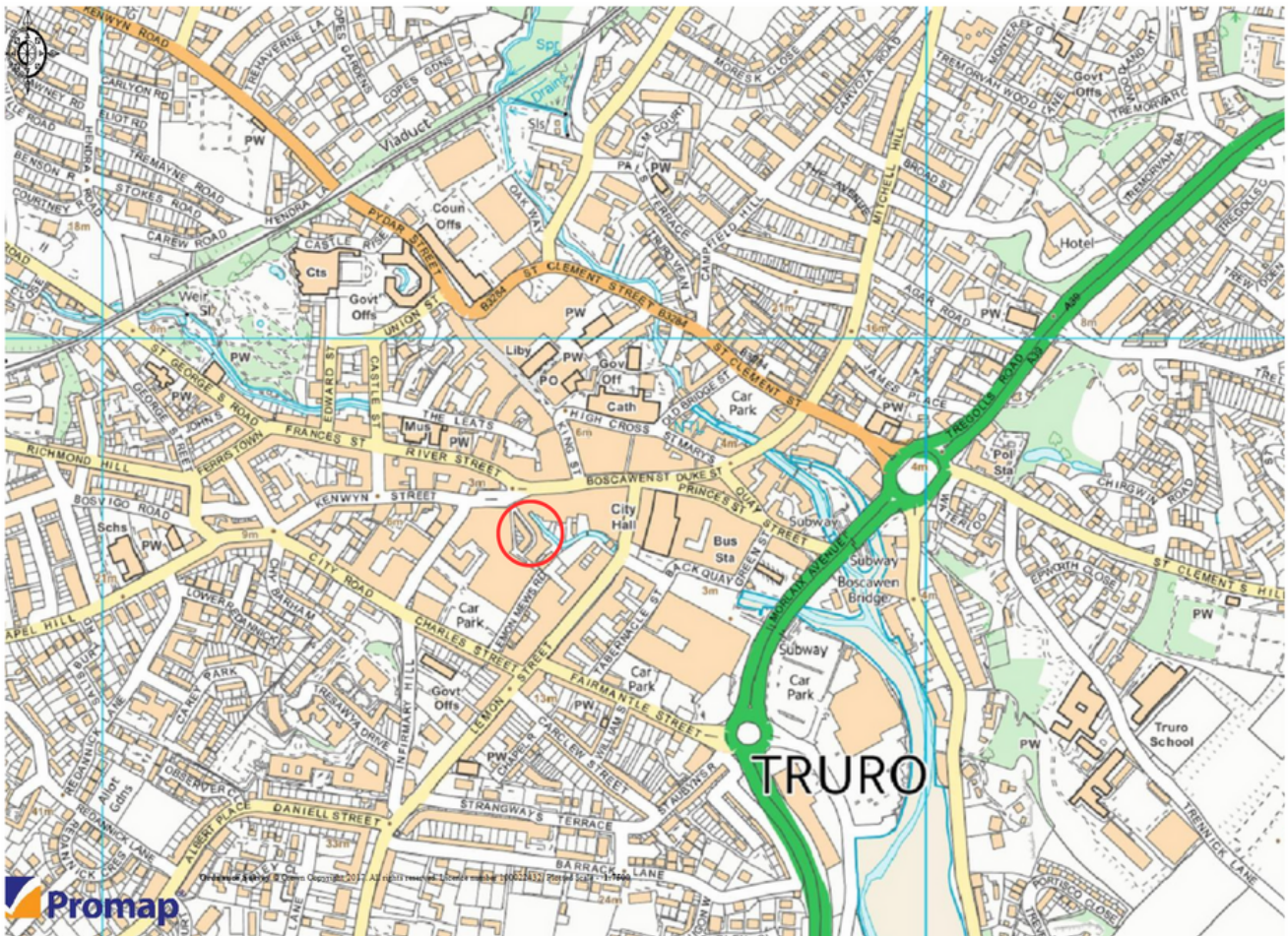
VIEWINGS

Available for 2024.

TENURE

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

- Term** : 3/6/9 years - From March 2024
- Use** : Offices (alternative uses may be considered, subject to landlord's consent and planning consent)
- Rent** : £9,750 pax
- Rent Review** : 3 yearly intervals
- Repair** : Internal repairing
- Insurance** : The tenant will be responsible for paying the building insurance premium - £453.99 (2023)
- Service Charge** : The tenant will be responsible for a maintenance charge estimated at £820 plus VAT (2023)
- VAT** : Is payable on the rent, service charge and insurance.



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