



2 DUKE STREET

ON THE ROCKS

DRINKSMITHS

TRI 20E

2 DUKE STREET TO LET



# 2 DUKE STREET TRURO CORNWALL TR1 2QE

- VIBRANT TRURO CITY CENTRE COCKTAIL AND DRINKS BAR
- EXCELLENT CENTRAL POSITION WITHIN BUSY LICENSED LEISURE CIRCUIT
- ATTRACTIVE INTERNAL FITOUT AND HIGH QUALITY FIXTURES & FITTINGS
- ADJACENT TO VANILLA NIGHTCLUB AND CLOSE TO ZAFIROS
- SUITABLE FOR A VARIETY OF USES UNDER CLASS E
- NEW LEASE AVAILABLE

**LEASEHOLD - £18,500 PER ANNUM**



## LOCATION

The property is located in the heart of the city of Truro, which is the main administrative, social, retail and leisure centre of Cornwall. Truro is famous for its Cathedral, Georgian architecture and cobbled streets. Truro is the county's principal shopping location, with a wide catchment area. The newly refurbished Hall For Cornwall attracts high visitor numbers throughout the year.

Situated in Duke Street, the property forms part of the city's licensed leisure circuit close to Vanilla, Sams, Zafiros, Duke Street Deli, Fitzpatrick's Irish Pub, White Hart Inn and Pizza Express, as well as being a short distance from the prime retailers and car parks.

## DESCRIPTION

The property comprises a licensed bar benefiting from a prominent display window and entrance door opening into a well decorated and superbly presented air-conditioned seating area with seating and tables, wood effect flooring, quality LED lighting and modern customer WC to the rear.

A well provisioned, bespoke bar provides a counter and drinks dispensary area with sink drainer, till point and storage. Shelving to the side and rear provides further storage and display.

A doorway leads through to a store offering sink\drainer, fridge\freezers, dishwasher and water heater.

## ACCOMMODATION

(all dimensions are approximate; areas taken from the VOA website)

Main Seating Area	5.15m x 10.44m
To include bar/servery	
WC	
Rear Store	2.63m x 1.47m

## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered LI19\_003853, permitting alcohol sales until midnight Mon-Sat and 22:45 on Sunday.

It is a requirement under the Licensing Act 2003 that properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. (Any prospective purchaser is advised to take appropriate specialist advice.)

## EPC

On the Rocks has an EPC Rating of **A**

Under Certificate Number - **7067-0886-5482-8786-0046**

## BUSINESS RATES

Current rateable value (1 April 2023 to present) £16,750

Prospective occupiers should check with Cornwall Council as to the actual rates payable which may include currently available discounts for qualifying occupiers.

## TENURE

The property is available on a new lease at £18,500 per annum.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole letting agents.

SBC Property

Daniell House

Falmouth Road

Truro

Cornwall TR1 2HX

**FAO :** Carl Jenkin

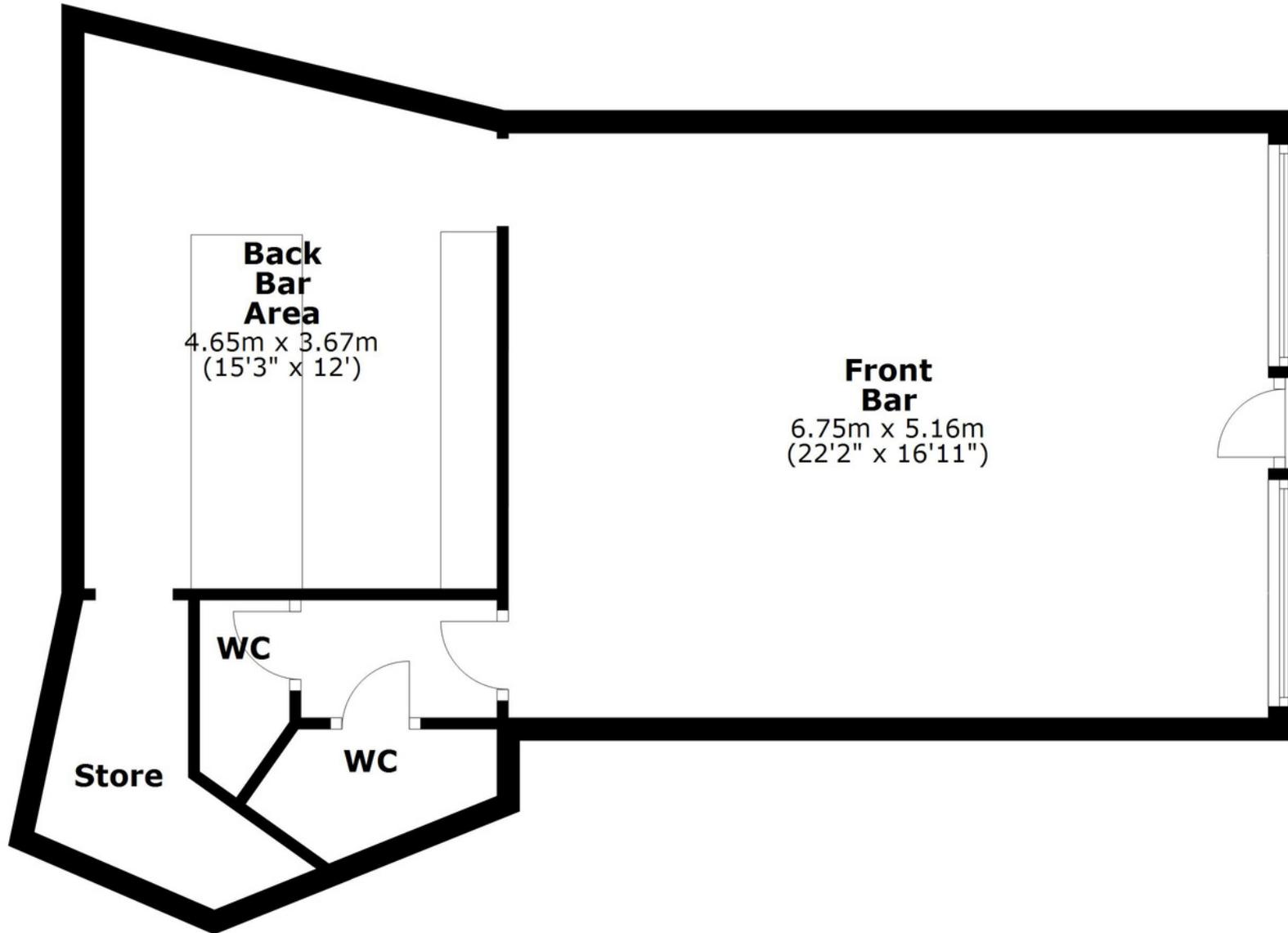
**TEL :** 07738321134

**EMAIL:** [carl@sbcproperty.com](mailto:carl@sbcproperty.com)



# Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



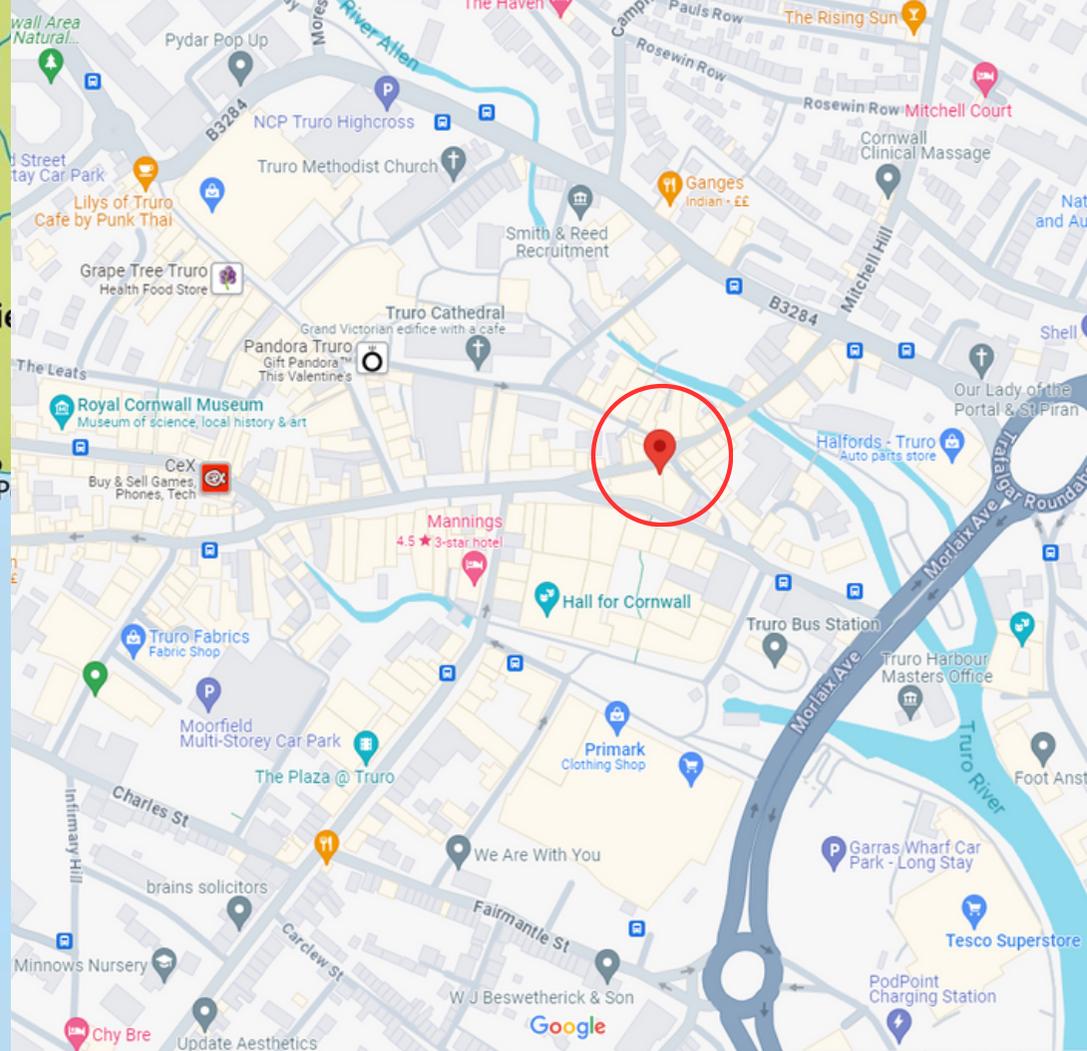
Total area: approx. 61.1 sq. metres (657.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.

Plan produced using PlanUp.

**Unit 1, 1-2 Duke St, Truro**





## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 **277397**

T: 07738 **321134**

E: Carl@sbcproperty.com

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