





# 6 WALSINGHAM PLACE

## TRURO

### CORNWALL TR1 2RP

- LOCATED IN ARGUABLY TRURO'S FINEST STREET
- PERIOD OFFICES WITH MODERN EXTENSION
- GROUND AND FIRST FLOOR
- INDIVIDUAL AND OPEN PLAN OFFICES
- OFFICES TOTTALLING 92.72SQ M (998SQ FT)
- SET WITHIN AN ATTRACTIVE CRESCENT
- NEW LEASE AVAILABLE



**RENT £15,000 PER ANNUM**

## 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 property is located just off Victoria Square, and therefore provide an ideal setting in close proximity to the City's retail and commerce facilities. Over recent years a number of health type operators have relocated to the area.

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, which has been extended to the rear and offers open-plan and individual office rooms. The ground floor offers a single reception room, toilet and kitchen facilities and a large office to the rear. The first floor incorporates additional office rooms.

The property has been comprehensively refurbished in recent years with plastered ceilings, fluorescent strip lighting and carpeting to the office areas.

## EPC

EPC Rating of **E**

Certificate Number : **2878-3097-0904-0700-5901**

## ACCOMMODATION (Areas are approximate)

### Ground Floor

|                 |            |             |
|-----------------|------------|-------------|
| Front Office    | 15.96 sq m | (172 sq ft) |
| Rear Office     | 25.82 sq m | (278 sq ft) |
| Kitchen         |            |             |
| Disabled Toilet |            |             |

### First Floor

|              |            |             |
|--------------|------------|-------------|
| Front Office | 13.91 sq m | (150 sq ft) |
| Rear Office  | 37.05 sq m | (399 sq ft) |

**Total NIA: 92.72sq m (998 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           | : | £15,000 pax plus vat                                                                                             |
| Rent review    | : | 3 yearly intervals upward only                                                                                   |
| Repair         | : | Internal repairing                                                                                               |
| 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 and the CCTV system |
| VAT            | : | Is payable on the rent, service charge and insurance.                                                            |



# BUSINESS RATES

Current rateable value (1 April 2023 to present) £7,900

The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

# COSTS

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

# VIEWING/FURTHER INFORMATION

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

SBC Property  
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## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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