



8 ST MARY'S STREET, TRURO

GROUND FLOOR

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TRURO CORNWALL

TR1 2AF

- TRURO CITY CENTRE RETAIL PREMISES
- GROUND FLOOR RETAIL SHOP WITH ANCILLARY STORES
- BUSY AND SPECIALIST TRADING LOCATION
- RENOVATED ACCOMMODATION IN ATTRACTIVE BUILDING
- GROUND FLOOR SALES - 55.29 SQ M (595 SQ FT)
- MEZZANINE OFFICE - 18.09 SQ M (195 SQ FT)
- AVAILABLE ON A NEW LEASE



RENT £12,500 PER ANNUM EXCLUSIVE

LOCATION

The property is situated in the cathedral city of Truro, the commercial and administrative centre for Cornwall. The city has a resident population of 20,000 persons and a catchment in excess of 85,000 persons, with an affluent demographic, and a year round retailing core. The property itself is situated in St Mary's Street, in a secondary position, in close proximity to the cathedral. The street acts as a busy walkway between the retailing areas of Pydar Street, and specialist retailing streets of New Bridge Street and Duke Street. There are a wide variety of bars and restaurants, and niche retail users in close proximity to the premises.

DESCRIPTION

The property provides a ground floor retail premises with WC and stores to the rear. The accommodation is well presented and versatile within an attractive period building offers interesting Period accommodation that would be suited to a wide range of commercial uses. to include retail, office, gallery, beauty and a variety of other commercials uses, but to exclude food operations.

TENURE

The premises are available by way of a new lease, on the following terms, all subject to negotiation.

Term	:	New 7 year lease
Repair	:	P.FRI
Use	:	E Class (retail, offices, gallery, beauty etc) No food uses will be permitted
Review	:	3 yearly upward only to market value

BUSINESS RATES

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

Current rateable value (1 April 2023 to present) £13,750

ACCOMMODATION (Areas are approximate)

Ground Floor

Shop width	-	5.7 m
Shop depth	-	11.60 m
Net internal width	-	5.3 m

Sales	-	55.29 sq m	(595 sq ft)
Mezz Office\Store	-	18.09 sq m	(195 sq ft)

Total - **73.38 sq m** **(790 sq ft)**

SERVICES

We understand the property is connected to mains electricity, mains water and mains drainage.

LEGAL COSTS

The tenant will be expected to contribute to the landlords reasonable costs incurred in the preparation of the lease.

EPC

Energy Performance Certificate Rating D

Certificate Number : 0480-0938-7689-2294-0002

RENT

£12,500 per annum.

VAT

All prices are quoted exclusive of VAT.

We are advised that the property is not currently elected for VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole letting agents.

SBC Property

Daniell House

Falmouth Road

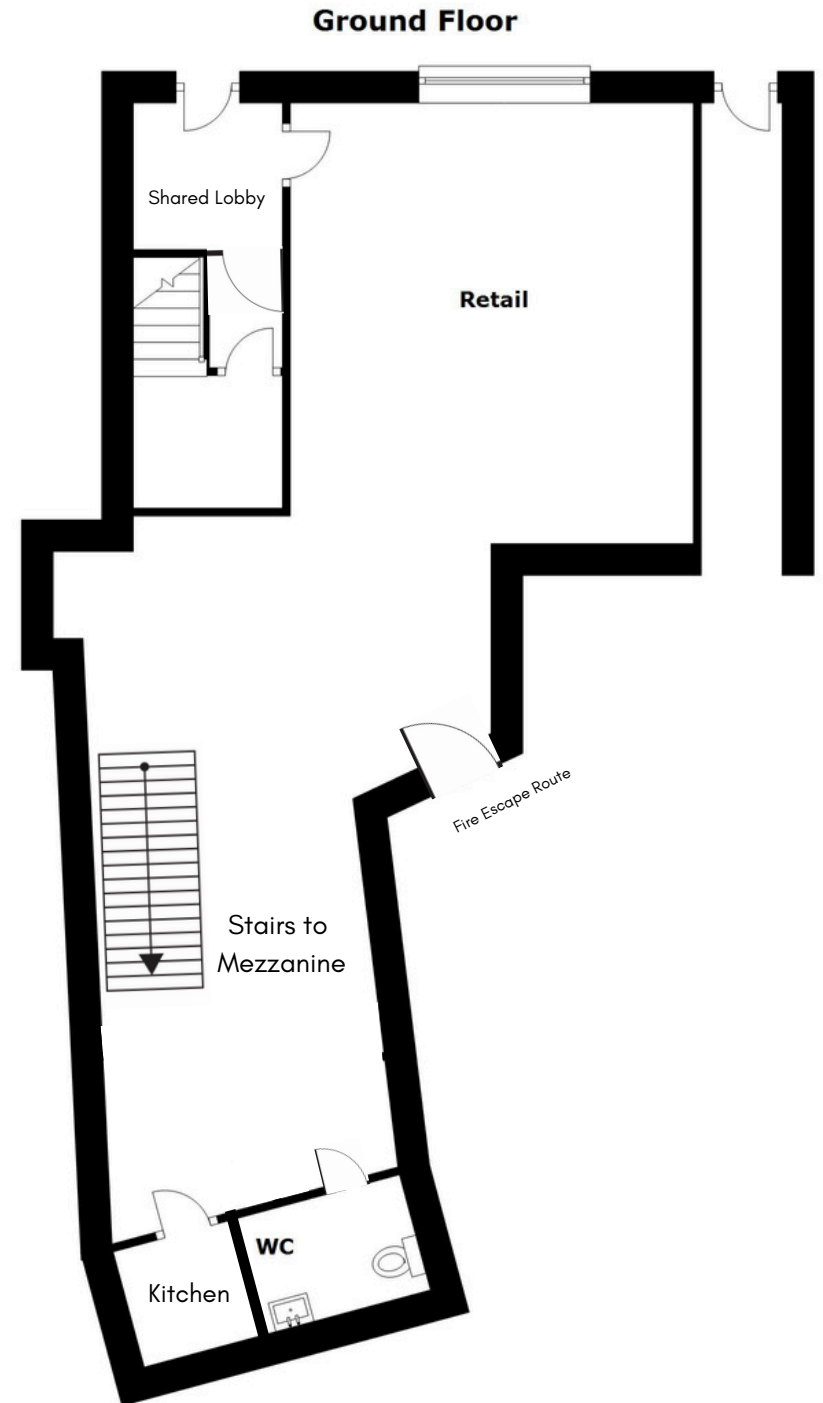
Truro

Cornwall TR1 2HX

FAO : **Barney Peters**
TEL : **07738 321136**
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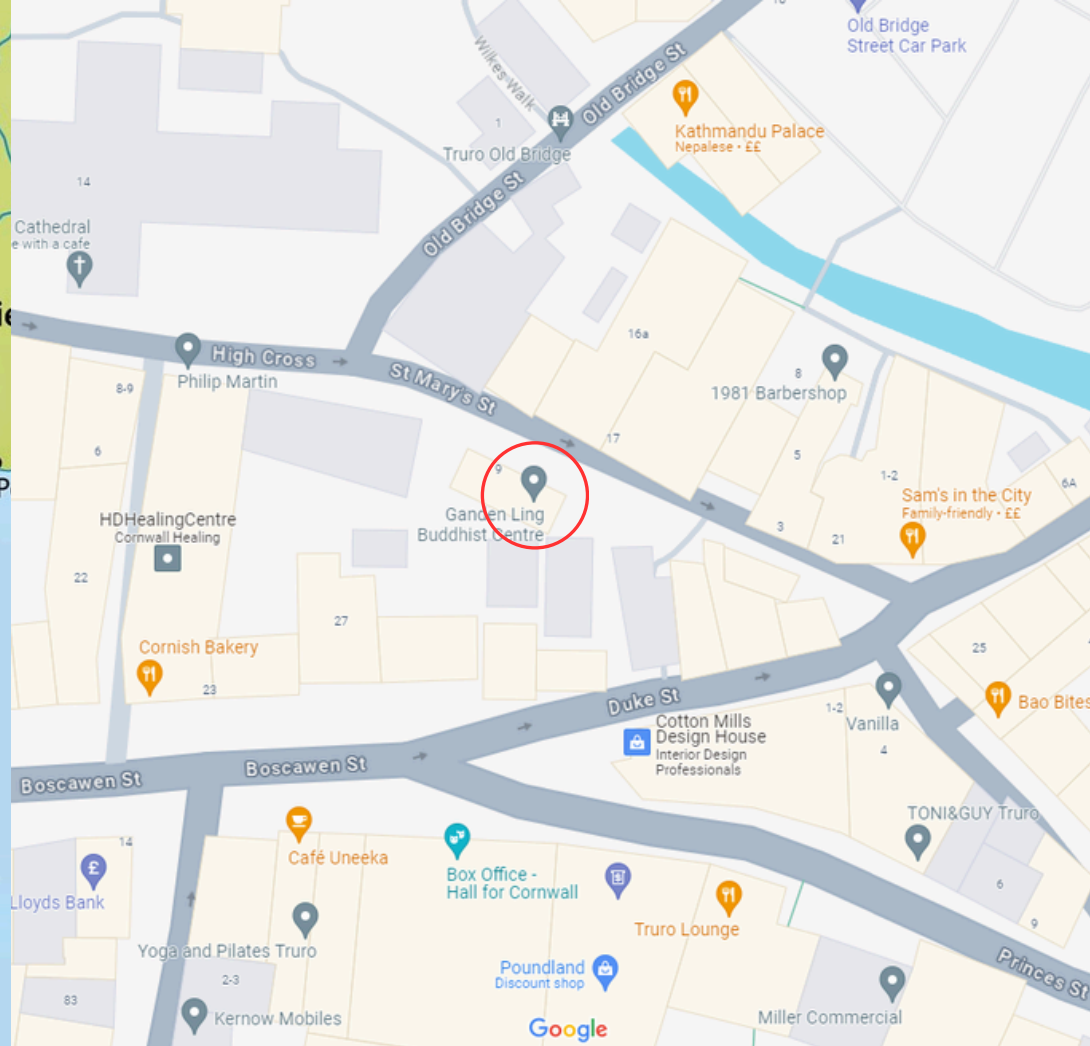
FAO : **Francesca Williams**
TEL : **07955 272205**
EMAIL : **Francesca@sbcproperty.com**



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.

8 St Marys Street, Truro





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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