



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial

TO LET - 20 Victoria Square, Truro TR1 2RX
HIGH STREET GROUND FLOOR RETAIL UNIT
£34,200 per annum (exc VAT)

- A prominent ground floor retail unit in the heart of Truro
- 570 sq. ft (53 sq. m)
- Excellent location with 7.5m frontage onto Victoria Square
- Return frontage onto side passageway to River Street
- 0.7 miles from Truro Railway Station

Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Victoria Square is a principal retail destination located in the heart of Truro city centre, the commercial and cultural centre of the county, with a permanent population of 23,000. The property is located on the north side of Victoria Square close to the junction with River Street and St Nicholas Street. There is a bus stop opposite the property and the train station a 10 minute walk from the property. Near by retailers include; Fat Face, Costa, Starbucks, Boots Opticians, Mountain Warehouse

Description

The property comprises a ground floor retail unit with prominent frontage onto Victoria Square. There is a return frontage in a passage way to the right of the property, which leads to River Street, this may provide a further branding opportunity. WC to rear.

Tenure

LEASEHOLD. £34,200 pa (excluding VAT) New FRI lease available subject to covenant and terms.

EPC

The property has a current EPC rating of E

Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is £24,500 p.a. as of April 2023. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



External Photos



External—Shop Front



External—Shop Front

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Photos



Retail Area



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Map of Cornwall and Devon



Red arrow marking Truro

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