

# C H A R T E R W O O D

**COMMERCIAL PROPERTY CONSULTANTS**

Ref. No: C2517

**GROUND FLOOR RETAIL PREMISES TO LET**  
**SITUATED WITHIN AN ATTRACTIVE LISTED BUILDING**  
**LIBRARY HOUSE, GREEN STREET, TRURO, TRI 2LH**



**Contact: Chris Waters or Jo Counter**  
**17a River Street**  
**Truro**  
**TRI 2SQ**

**Tel: (01872) 261216**  
**Fax: (01872) 261359**  
**Email: [all@charterwood.com](mailto:all@charterwood.com)**

*Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract*

**LOCATION:**

Truro is well established as the principal retail centre for the County of Cornwall and provides some of the most attractive and comprehensive shopping in the south west. In addition, the Cathedral City is the administrative centre for the county with public sector occupiers including Cornwall Council and the combined Crown and County Courts. The city has a resident population of around 20,000 persons but has a catchment population of 265,000 persons which is increasing at an above average rate.

**SITUATION:**

The property lies at the corner of Quay Street and Green Street within the city centre in close proximity to the main bus station, the Lemon Quay retail development and city car parks. Nearby occupiers include a mix of retail and office premises including Marks and Spencer, Subway and Rowes Bakery.

**DESCRIPTION:**

The ground floor accommodation comprises an opened plan waiting area adjoining a kitchenette, two separate offices along the hallway which then leads into a large open planned office area with a couple of store rooms adjacent. A cloakroom with WC is situated in a separate room along the hallway.

**ACCOMMODATION: (All dimensions and areas are approximate)**

<b>Net internal width</b>	<b>9.72m</b>	
<b>Depth (max)</b>	<b>9.31m</b>	
<b>Sales area</b>	<b>56.57m<sup>2</sup></b>	<b>(609ft<sup>2</sup>)</b>
<b>Rear office/store</b>	<b>9.01m<sup>2</sup></b>	<b>( 97ft<sup>2</sup>)</b>
<b>Kitchenette</b>	<b>3.10m<sup>2</sup></b>	<b>( 33ft<sup>2</sup>)</b>
<b>WC</b>		

**LEASE DETAILS:**

The premises are available on a new proportional full repairing and insuring lease with terms to be agreed at a rent of £40,000 per annum.

**RATES:**

Rateable Value £35,750 (2017 List)

For further information regarding rates payable and eligibility for small business relief contact Cornwall Council.  
Tel: 0300 1234171.

**LEGAL COSTS:**

Ingoing tenants will be responsible for the landlord's reasonable costs incurred in the preparation and execution of new leases.

**SERVICES:**

We have not tested the services connected to the premises and the ingoing tenant/purchaser should carry out their own inspections.

**PLANNING:**

Interested parties should satisfy themselves that their proposed use complies with the existing planning consent.

**VIEWING:**

Viewing arrangements may be made through Charterwood on 01872 261216.  
Contact Chris Waters or Jo Counter.

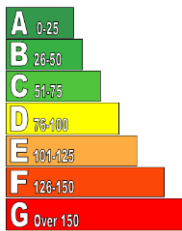




### **MONEY LAUNDERING REGULATIONS:**

In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all clients that are conducting property transactions through the Company.

### **ENERGY EFFICIENCY RATING: - BAND E (119)**



**THIS PROPERTY HAS A RATING OF 119**

Certificate Reference Number: 0020-9216-0390-8310-8040

Report Reference Number: 2984-4012-0109-0800-3601

The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**CHARTERWOOD** for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.