

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: 4577

CHARACTER GRADE II LISTED PRIME RETAIL PREMISES
(suitable, under the new planning regulations, for use as
licensed restaurant/café)
TO LET

96 PYDAR STREET, TRURO, CORNWALL TR1 2BD

Ground Floor Sales 80.76 m² (869 ft²)
First Floor Sales 24.16 m² (260 ft²)
plus extensive store/office accommodation

New lease available



Contact: Chris Waters or Rosie Brenton
17a River Street
Truro
TR1 2SQ

Tel: (01872) 261216
Fax: (01872) 261359
Email: 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 the principal retail and administrative centre for Cornwall with a resident population of approximately 19,000 and an estimated retail catchment of 75,000. This population increases considerably during the summer months due to the large influx of tourists.

SITUATION:

The property is situated in prime retailing location in the pedestrianised area of Pydar Street. Nearby occupiers include TSB Bank, Stormfront (Apple Shop), T K Maxx, W H Smith, Boots and other national retailers.

DESCRIPTION:

The property is a Grade II Listed Building. The property offers character accommodation with sales on ground and first floor with ancillary storage and offices. Internally, the shop is presented to an excellent standard throughout ready for occupation, presently occupied by Jack Wills. The property is suitable, under the new planning regulations, for potential use as licensed restaurant/café.

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

Internal width	6.45 m	
Shop depth	12.19 m	
Sales area	80.76 m ²	(869 ft ²)

First floor

Sales area	24.16 m ²	(260ft ²)
Store/office	116.83 m ²	(1,257 ft ²)

NEW LEASE:

A new lease is offered on full repairing and insuring terms by means of a service charge.

RENT:

£40,000 per annum.

BUSINESS RATES:

Rateable Value £69,000 (2017 list)

For further information regarding rates payable contact Cornwall Council - Tel: 0300 123 4171.

VAT:

An election to tax has been made and therefore VAT is payable on the rent.

SERVICES:

The property is connected to mains electricity, mains water and mains drainage.

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

LEGAL COSTS:

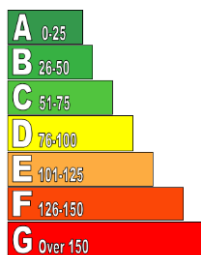
The ingoing tenant will be responsible for the landlord's reasonable legal fees in respect of the preparation and execution of a new lease.

MONEY LAUNDERING REGULATIONS:

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



ENERGY PERFORMANCE CERTIFICATE: E



THIS PROPERTY HAS A RATING OF 121

Certificate Reference Number: 9887-3074-0559-0100-3091

Report Reference Number: 0380-0145-8599-794-002

VIEWING:

By appointment through Sole Agents Charterwood on (01872) 261216. Contact Chris Waters or Rosie Brenton.

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.