

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: C2821

GROUND FLOOR OFFICE PREMISES TO LET

10/11 EDWARD STREET, TRURO, TRI 3AR

**Office premises of 81.41m² (876 ft²)
In close proximity to the Law Courts**



**Contact: Chris Waters or Rosie Brenton
17a River Street
Truro**

TRI 2SQ

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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 is situated on Edward Street, a short walking distance from the main retailing streets. The immediate area has a mix of office and residential occupants together with great local facilities including cafes, restaurants and pubs. Truro County Court lies at the top of Edward Street, and a large Pay & Display car park is conveniently situated opposite.

DESCRIPTION:

Formerly two separate adjoining terraced buildings, the premises have been refurbished to a good standard to provide two separate office suites at ground and first floor level, with the ground floor accommodation recently becoming available. A mix of open plan and private offices offer a range of working environments to suit any business. Shared ancillary storage, kitchen and toilet facilities and a shared conference room are available on the ground floor.

ACCOMMODATION: (All dimensions and areas are approximate)

| | | |
|-----------|---------------------------|------------------------------|
| Office 1 | 37.08m ² | (399 ft ²) |
| Office 2 | 10.18m ² | (110 ft ²) |
| Office 3 | 18.96m ² | (204 ft ²) |
| Store | 9.47m ² | (102 ft ²) |
| Staffroom | <u>5.72m²</u> | (<u>62 ft²</u>) |
| | 81.41m² | (876 ft²) |

Shared Conference Room
Shared male and female WCs

TERMS:

Available on a new proportional full repairing and insuring lease, terms to be agreed, at a rent of £10,000 per annum. Services to be apportioned between both occupiers.

BUSINESS RATES:

Rateable Value £8,200 (1st April 2023). The property will therefore qualify for 100% Small Business Rate Relief subject to the occupier meeting the statutory requirements.

Cornwall Council are the charging authority and enquiries regarding the rates payable should be made with them - Tel: 0300 1234171.

VAT:

All figures quoted are exclusive of VAT where applicable.

PLANNING:

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

MONEY LAUNDERING REGULATIONS:

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

LEGAL FEES:

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and execution of the lease.

VIEWING:

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

ENERGY EFFICIENCY RATING:

To be assessed.



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.