

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: 4418B

STUDIO/OFFICE SPACE TO LET

**OLD BAKERY STUDIOS, BLEWETTS WHARF,
MALPAS ROAD, TRURO, TRI 1QH**

ALL INCLUSIVE SUITES AVAILABLE FROM £275 PCM TO £1250 PCM



**Contact: Chris Waters or Rosie Brenton
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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 in the historic former Blewetts Bakery building, at the point where the Truro rivers merge on Malpas Road, a short walking distance from the town centre and main retailing streets. The immediate area has a mix of office, retail and residential occupants which includes BBC Radio Cornwall and The West Briton offices.

DESCRIPTION:

The premises offer multipurpose studios of varying sizes, all with character features such as exposed beams and wooden floors with communal space in the gallery area, kitchen and toilet facilities. The accommodation benefits from good natural light with some studios having lovely river views and others of the Cathedral. The property comprises a diverse range of small businesses, many in the creative sector including health and well-being, photography, marketing and recruitment. There is also a café located on site.

Ground Floor

Room	Size		Price PCM
G7	37.17 m ²	(400 ft ²)	£ 550

Second Floor

Room	Size		Price PCM
S18	26.0 m ²	(280 ft ²)	£ 395
S20 'Narnia'		(950 ft ²)	£ 1,250
S6		(120 ft ²)	£ 275
S7		(200 ft ²)	£ 375
S3		(120 ft ²)	£ 275

The Old Granary

Room	Size		Price PCM
2, first floor		(250 ft ²)	£ 550

TERMS:

All offices are available on a flexible 3 year lease outside of the Landlord and Tenant Act 1954 with a rolling break clause after 6 months (2 months notice)

RENT:

Rents are between £275 to £1250 payable monthly in advance. The rents include all services comprising electricity, heating, water, High Speed WIFI, window cleaning, maintenance of fire alarm and equipment and property maintenance.

BUSINESS RATES:

Business rates are the Tenant's responsibility however all rooms will be eligible for small business rate relief subject to eligibility. For further information regarding rates payable contact Cornwall Council - Tel: 0300 1234171.

VAT:

There is no VAT payable on the rents.

LEGAL FEES:

There are no legal fees incurred in the preparation of the leases.

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.

PLANNING:

Interested parties should make their own enquiries with Cornwall Council Planning Department to satisfy themselves that consent exists for their proposed use.



VIEWING:

Viewing arrangements may be made through Charterwood on (01872) 261216.
Contact Chris Waters or Rosie Brenton.

ENERGY EFFICIENCY RATING



THIS PROPERTY HAS A RATING OF 93 (BAND D)

Certificate Reference Number: 0999-2735-8330-3600-3303

Report Reference Number: 0230-3969-0483-7094-5330

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.