1 LITTLE CASTLE STREET, TRURO, TR1 3DL

- TO LET
- TWO STOREY RETAIL PREMISES
- HIGH QUALITY FIT-OUT
- 1,085 SQ FT (100 SQM) OVER GROUND AND FIRST FLOORS
- NEW LEASE FROM THE LANDLORD
- EPC RATING - C

£12,000 PER ANNUM EXCL
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION
Truro city is the centre for administration, leisure and retail in Cornwall. The city is well known for its cathedral, cobbled streets, open spaces and Georgian architecture. The property is located on Little Castle Street in the specialist trading quarter in the City with a number of niche retailers, cafes, bars and barber shops in the near vicinity and moments away from the main park-and-ride bus stop and within a 10 minute walk of the main line train station and under 5 minutes' walk from Truro's main car parks.

DESCRIPTION
The property comprises a two storey retail premises, most recently used by an A2 professional service provider. The premises are fitted out to a high standard with wood laminate flooring and modern LED lighting. The unit benefits from WCs on the ground floor as well as a kitchenette and provides light, bright and airy accommodation throughout.

SCHEDULE OF ACCOMMODATION
Ground Floor - 654 sq ft (60.8 sq m)
First Floor - 431 sq ft (40.0 sq m)
TOTAL - 1,085 sq ft (100.8 sq m)

TENURE & RENT
The property is available by way of a new lease from the landlord on terms to be agreed but subject to 3 yearly rent reviews at an annual rent of £12,000 pa excl.

LEGAL COSTS
The ingoing Tenant to bear the Landlord's reasonable legal costs incurred in connection with the transaction.

LOCAL AUTHORITY
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £18,000. We estimate rates payable to be in the region of £8,600 pa, but please make your own enquiries and do not rely on this information.

SERVICES
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VAT
All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Rating for this property is within Band C.

CONTACT INFORMATION
For further information or an appointment to view please contact either:-
Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.

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