

Miller Commercial

Chartered Surveyors and Business Property Specialists



Typical internal condition of office suites available



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14 ST MARY STREET, TRURO, TR1 2AF

- TO LET
- HIGH CLASS OFFICES
- BRAND NEW REFURBISHMENT
- CENTRAL TRURO LOCATION
- OFFICE SUITES FOR 1 TO 2 PEOPLE
- EPC IS C (64)

£6,000 per annum - all inclusive rent



01872 247000 | www.miller-commercial.co.uk



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Located in the heart of Truro, moments away from the well known Cathedral and in close proximity to a number of coffee shops, bars and restaurants as well as the wider retail opportunities that Truro has to offer. The offices do not come with car parking, however, there are a number of public car parks within short walking distance of the building and the mainline railway station is under 15 minutes' walk away.

PREMISES:

Ground floor office suites benefitting from electric radiators, new LED lighting and carpeted floors. There is a communal kitchenette/tea point and WC.

SCHEDULE OF ACCOMMODATION:

Small office suites designed for 1 or 2 desk positions

TERMS:

The premises are available to let on an all inclusive basis to cover rent, utilities, wi-fi, maintenance and insurance.

VAT:

All the above prices/rentals are quoted exclusive of VAT. For the avoidance of doubt, VAT is NOT payable on the rent.

LOCAL AUTHORITY:

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

BUSINESS RATES:

The units are still to be rated but we understand that for small businesses occupying a single business premises, occupiers will not qualify for paying business rates.

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The property has an EPC rating of C (64).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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