



## RETAIL/OFFICE UNIT, TABERNACLE ST, TRURO, TR1 2LS

This new development on Tabernacle Street, directly opposite Lemon Quay Car Park, is nearing completion with residential accommodation to the first and second floors, and the commercial aspect being on the ground floor.

The ground floor commercial premises would be suitable for a variety of retail uses or office space. Our client, the developer, is looking to work with a new tenant on the specific fit out to ensure the premises are of a high standard.

There are plans available and the total floor space is c.778 Sq Ft (c.72.3 Sq M) NIA.

- BRAND NEW PREMISES
- TRURO CITY LOCATION
- SUITABLE FOR RETAIL/OFFICE USE
- 778 SQ FT (72.3 SQ M)
- TO BE FITTED OUT ACCORDING TO TENANT NEED
- RARELY AVAILABLE OPPORTUNITY
- EPC TO BE ASSESSED UPON COMPLETION

**£20,000 Per Annum Exclusive**



### LOCATION:

Tabernacle Street is located south of Lemon Quay and north of Fairmantle Street in the centre of Truro. Local businesses include Marks & Spencer, Ann's Cottage, Hooked on the Rocks, Primark and the newly refurbished Hall for Cornwall. Local transport links are available as well as the premises being located nearby numerous car parks.

### SCHEDULE OF ACCOMMODATION:

The total area is 13.9 m x 5.2 m and can be configured to suit the needs of the incoming tenant.

The landlord is offering to work with a tenant to fit out the space to requirement.

### LEASE TERMS:

The premises are available to let on a new proportional full repairing and insuring lease at £20,000 per annum with other terms to be agreed.

### VAT:

All the above rentals are quoted exclusive of VAT.

### LOCAL AUTHORITY:

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### BUSINESS RATES:

As the premises have not yet been completed they have not yet been assessed for business rates.

### SERVICES:

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

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating will be applied for once the premises are complete.

### CONTACT INFORMATION:

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

**Jonny Bright** on 01872 247022  
Email [jb@millers-commercial.co.uk](mailto:jb@millers-commercial.co.uk)

**Mike Nightingale** on 01872 247008  
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