

Miller Commercial



Chartered Surveyors and Business Property Specialists



FIRST/SECOND FLOOR OFFICE, 8 DUKE STREET, TRURO, TR1 2QE

- CHARACTER OFFICES IN LISTED BUILDING
- 515 SQ FT (48 SQ M)
- CITY CENTRE LOCATION - CLOSE TO CAR PARKS, SHOPS AND BUS STATION
- NEW LEASE OFFERED
- NO VAT PAYABLE
- ENERGY PERFORMANCE ASSET RATING - BAND E (118) EXP 06/2028

£5,000 PER ANNUM EXCL

LEASEHOLD



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

LOCATION:

Within the heart of Truro City Centre close to amongst the prime retailing area and close to a number of shops, hairdressers and service businesses together with the car parks and bus station.

SCHEDULE OF ACCOMMODATION:

Stairs leading to first floor landing - shared WC's
Entrance to Reception/Kitchen Area - 98 sq ft (9.1 sq m)
Stairs to Second Floor Office - 417 sq ft (38.7 sq m)

LEASE TERMS:

The premises are available to let on a new proportional full repairing and insuring lease the terms of which are open to negotiation.

LEGAL COSTS:

The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

VAT:

VAT will not be payable upon the rent.

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](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £5,600. This is below the threshold where business rates become payable for businesses that hold just one non-domestic property. To confirm this contact Cornwall Council.

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:

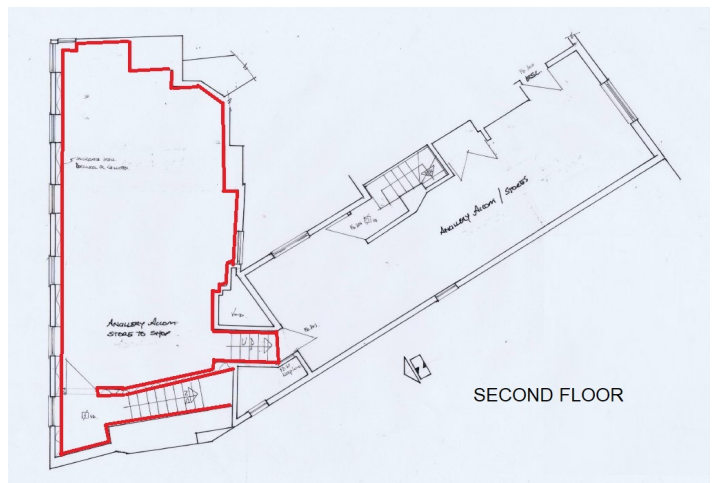
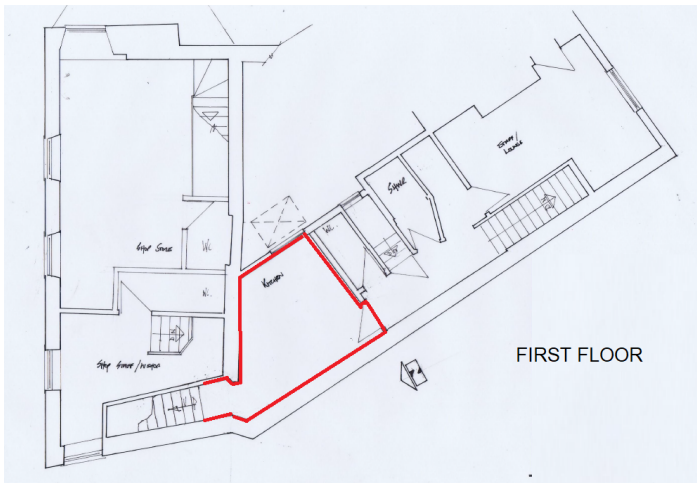
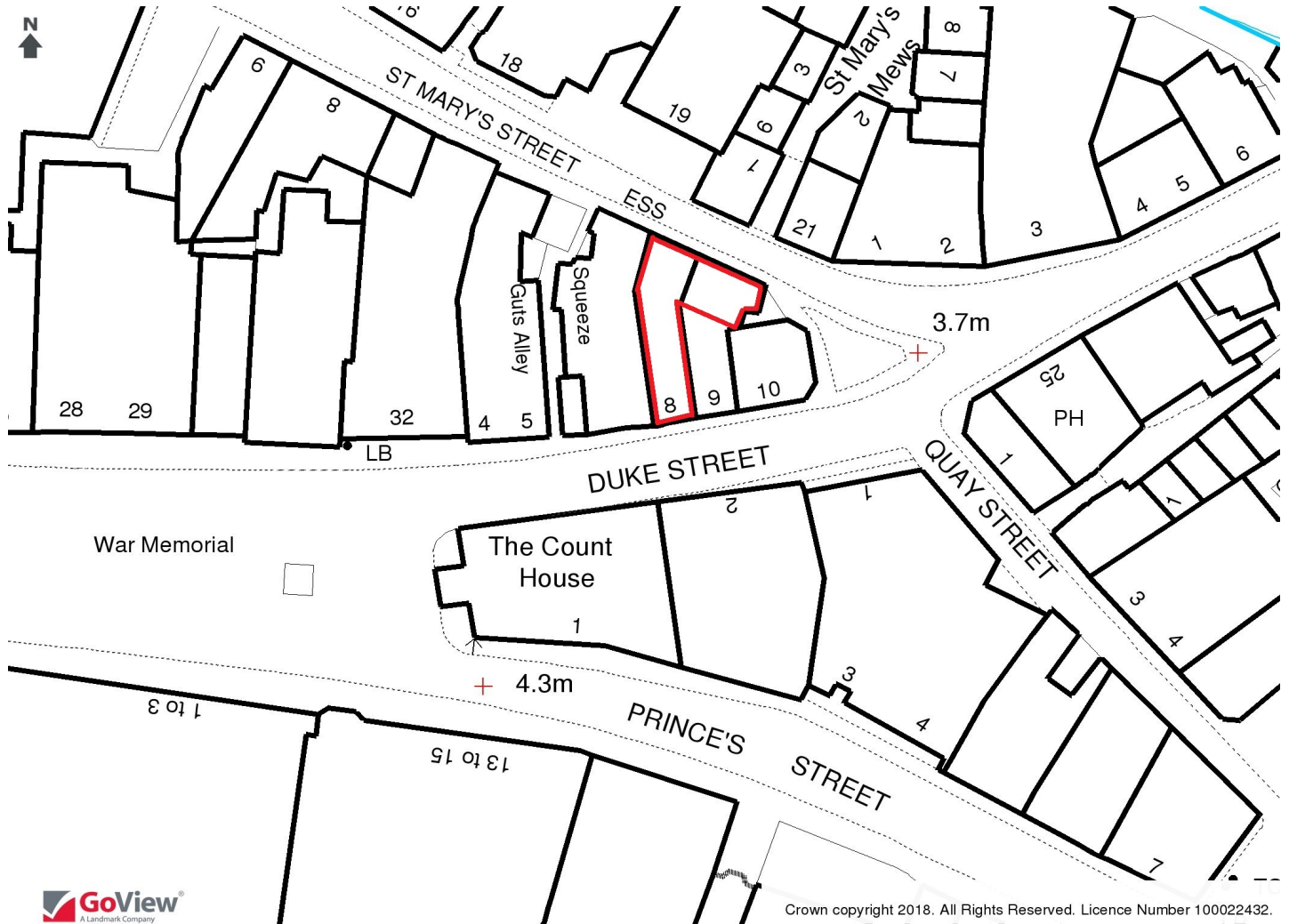
The Energy Performance Rating for this property is within Band E (118) and expires in June 2028.

CONTACT INFORMATION:

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

Mike Nightingale on 01872 247008 or
Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@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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