

Miller Commercial



Chartered Surveyors and Business Property Specialists



FIRST FLOOR OFFICES, 4-5 OLD BRIDGE STREET, TRURO, TR1 2AQ

- FIRST FLOOR OFFICE SUITE
- 504 SQ FT (46.8 SQ M) IPMS 3
- CENTRAL TRURO LOCATION
- NEW LEASE OFFERED
- IMMEDIATELY AVAILABLE
- ENERGY PERFORMANCE ASSEST RATING 'D' (82)

Rent: £5,000 Per Annum Exclusive



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



LOCATION:

The premises are situated in a prominent position within the specialist retail area of Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The property faces the Shoppers Car park, and also benefits from easy access to the city centre. Nearby occupiers include Bodega 18, Paul Morgan Associates, Winners Personnel and various independent restaurants and bars.

DESCRIPTION:

A first floor office suite conveniently located in the centre of the city of Truro, opposite the shoppers car park and close to other public car parks and local bus stops. The premises offer 426 Sq Ft (39.6 Sq M) over 3 rooms and are immediately available by way of a new proportional full repairing and insuring lease.

SCHEDULE OF ACCOMMODATION:

The premises have the below sizes, all of which are approximate and in accordance with IPMS 3:

Office 1 - 177 Sq Ft (16.5 Sq M)

Office 2 - 80 Sq Ft (7.4 Sq M)

Office 3 - 169 Sq Ft (15.7 Sq M)

Office 4/Kitchenette - 77 Sq Ft (7.2 Sq M)

Use of communal WC

SERVICE CHARGE:

There is an annual service charge which totals £1,053.50 for year ending 24 March 2024. There is also an annual insurance contribution which totals £597.26 for year ending 24 March 2024.

LEASE TERMS:

The lease is available at £5,000 PAX with other terms to be negotiated.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £6,000. For businesses where this is your only trading address this means no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (82).

VIEWING AND CONTACT INFORMATION:

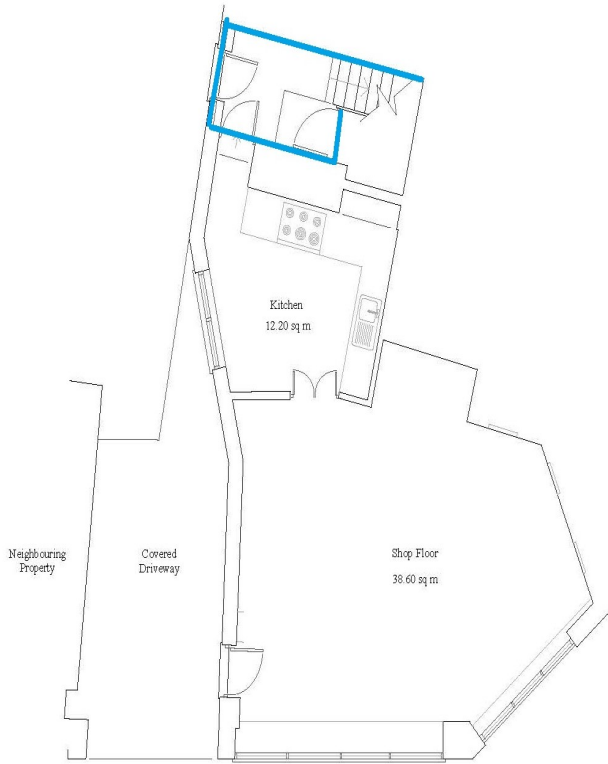
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

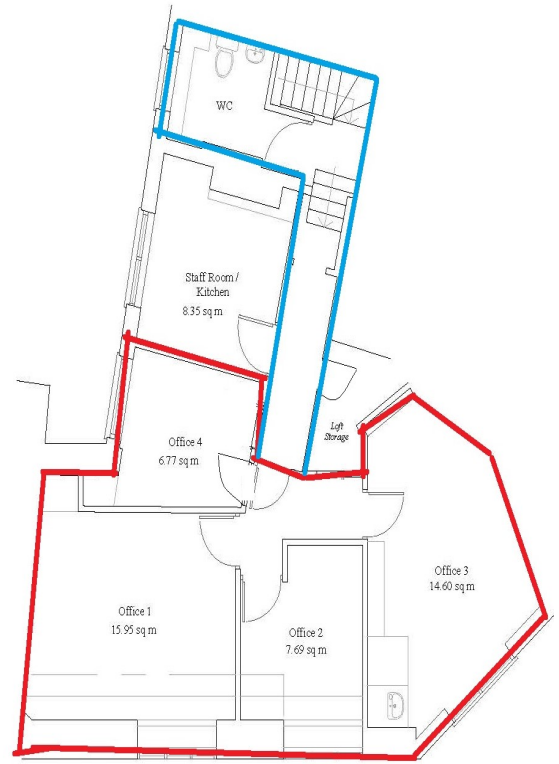
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



Ground Floor



First Floor



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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



Miller Commercial

