



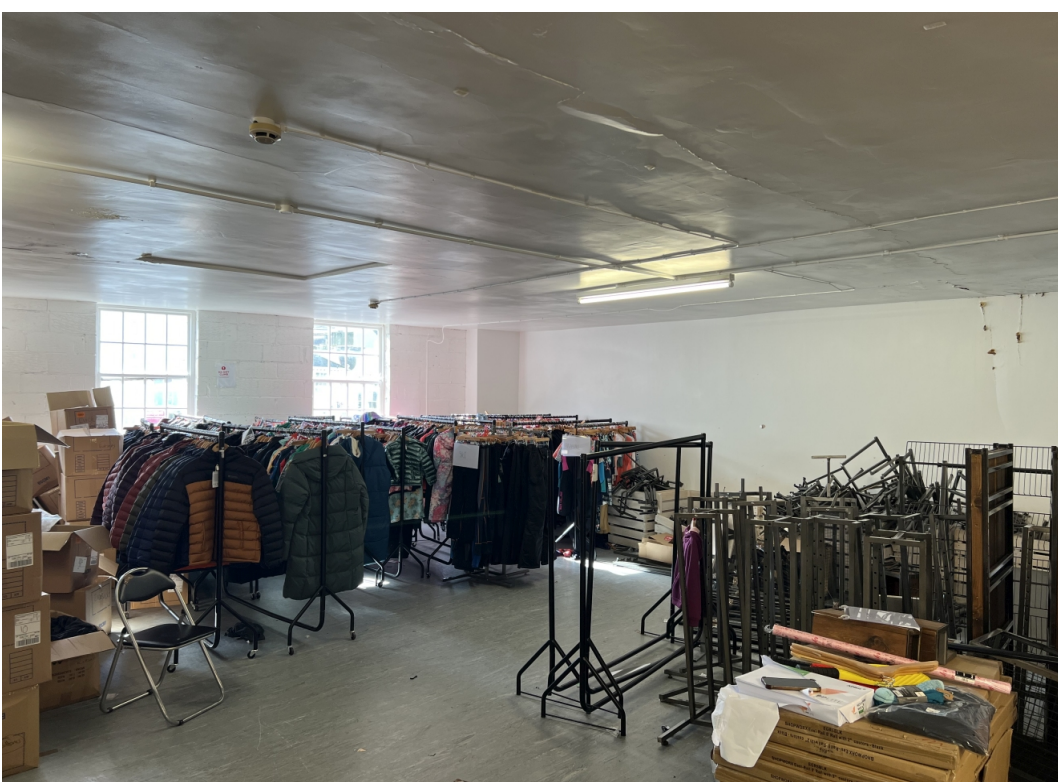
25 VICTORIA SQUARE, TRURO, TR1 2SD

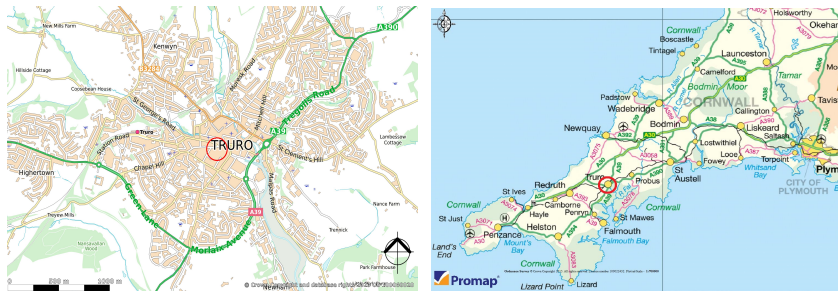
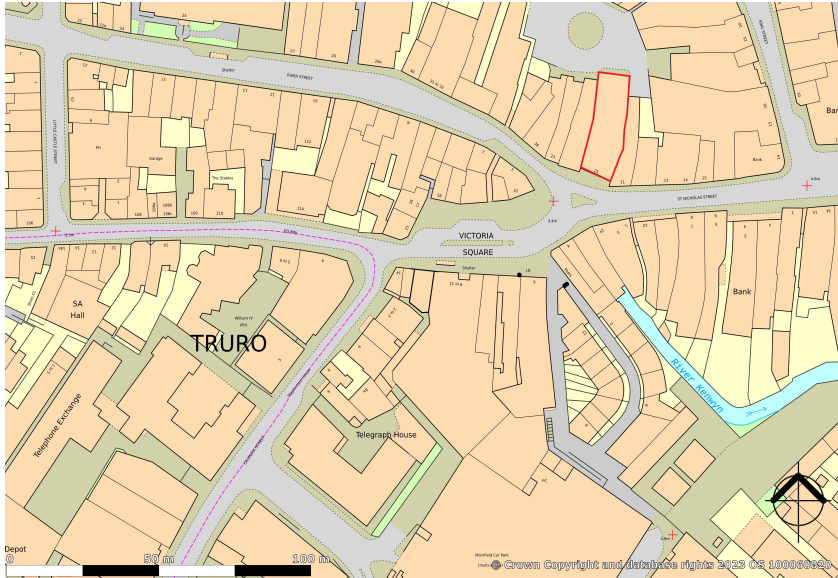
A two-storey property with ground floor retail with storage and staff amenity space on the first floor, which benefits from rear loading to the service yard. The ground floor provides a retail area fitted out with traditional tenant's shop fitting with wood effect floor finishes, dry line and shop fitted walls, suspended ceiling with air conditioning units and lighting with supplementary down lights.

Immediate neighbours include Starbucks, Costa Coffee, Fat face, White Stuff, Greggs, Specsavers and Vision Express.

£65,000 PER ANNUM PLUS VAT

- **TO LET**
- **PROMINENT HIGH STREET LOCATION**
- **3,251 SQ FT (302 SQ M) ON GROUND FLOOR WITH ADDITIONAL 2,500 SQ FT STORAGE ON FIRST FLOOR**
- **VERSATILE PREMISES SUITABLE FOR RETAIL OR OTHER LEISURE USES (STP).**
- **USE CLASS E**
- **EPC RATING C (61)**





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 **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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

LOCATION:

A prominently located retail unit facing Victoria Square in the heart of Cornwall's capital City. Immediate neighbours include Starbucks, Costa Coffee, Fat Face, White Stuff, Greggs, Specsavers and Vision Express. Truro boasts an affluent local population with a local catchment of some 320,000 people and tourist numbers to the cathedral city are in excess of 350,000 every year.

DESCRIPTION:

A two-storey property with ground floor retail with storage and staff amenity space on the first floor, which benefits from rear loading to the service yard. The ground floor provides a retail area fitted out with traditional tenant's shop fitting with wood effect floor finishes, dry line and shop fitted walls, suspended ceiling with air conditioning units and lighting with supplementary down lights.

SCHEDULE OF ACCOMMODATION:

Ground Floor - 3,251 sq ft (302 sq m)
 First Floor - 2,500 sq ft (233 sq m)
 TOTAL - 5,751 sq ft (535 sq m)

TENURE / LEASE TERMS:

The property is available on new full repairing and insuring lease terms.

VAT:

All the above prices/rentals are quoted exclusive of VAT. For the avoidance of doubt, VAT is payable on the rent.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £82,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (61).



VIEWING AND CONTACT INFORMATION:

Strictly through joint agents, Miller Commercial and Avison Young. Please contact either:-

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025

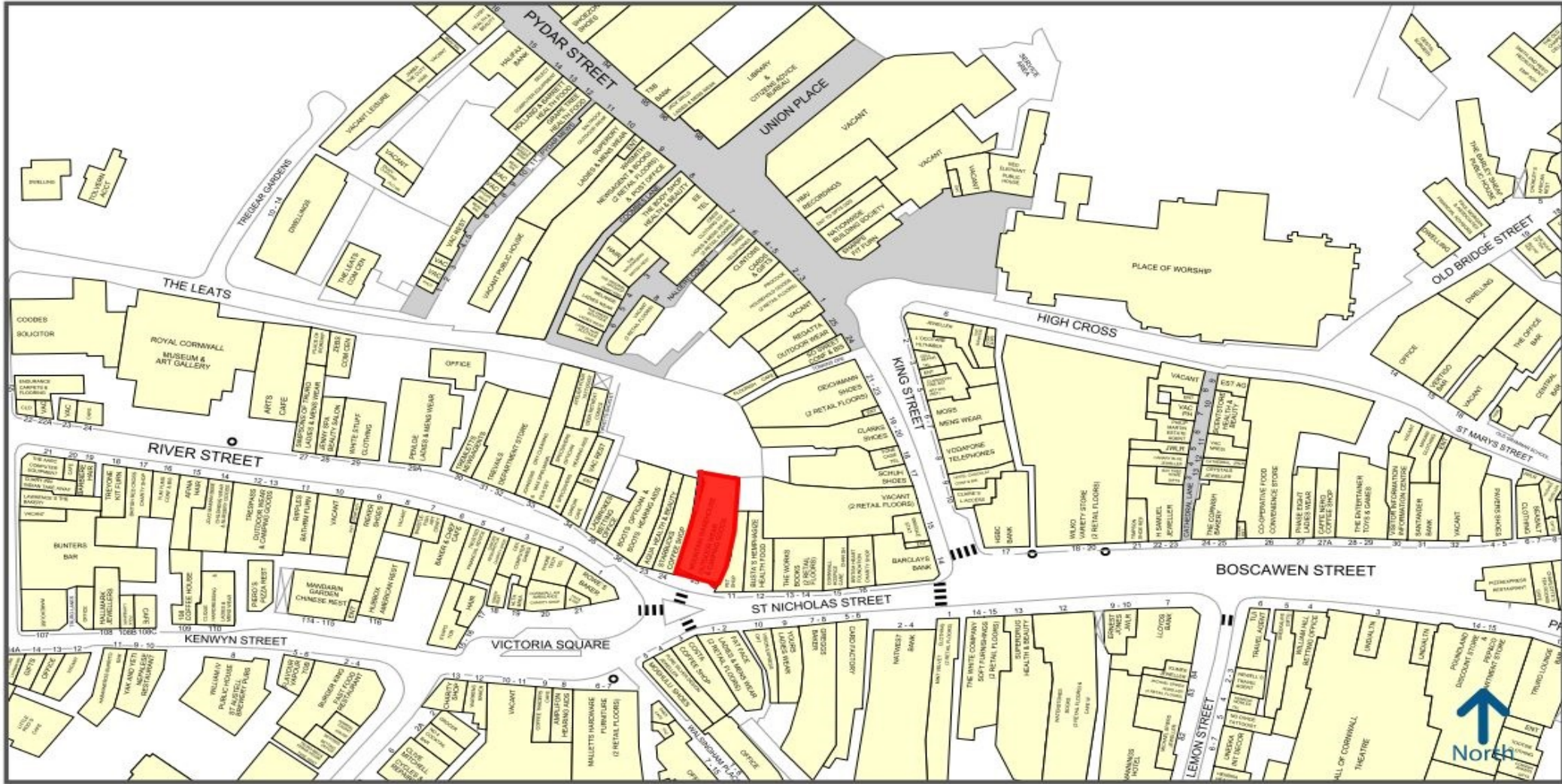
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or

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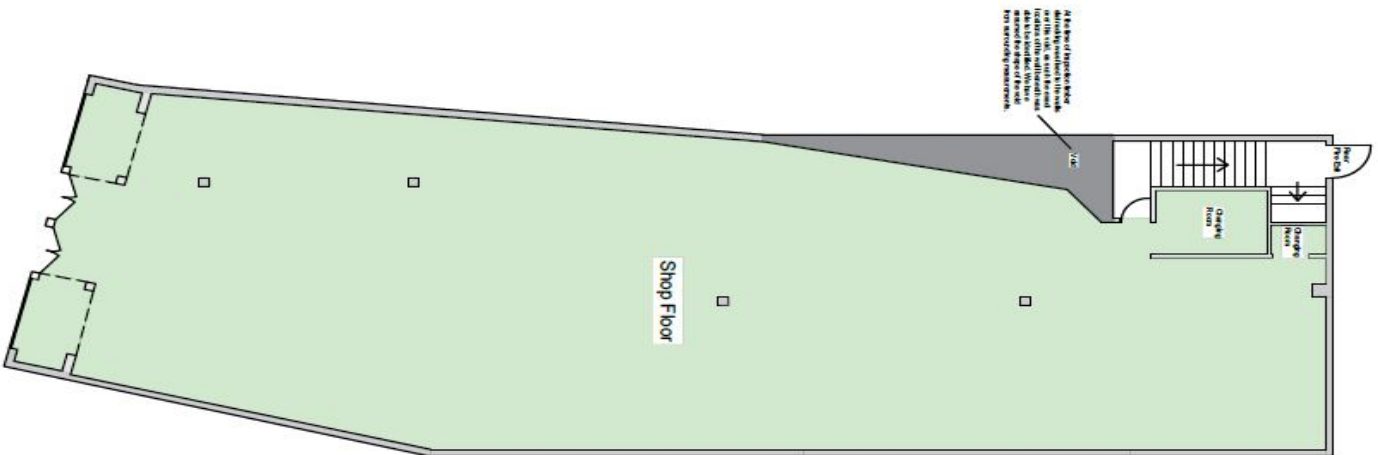
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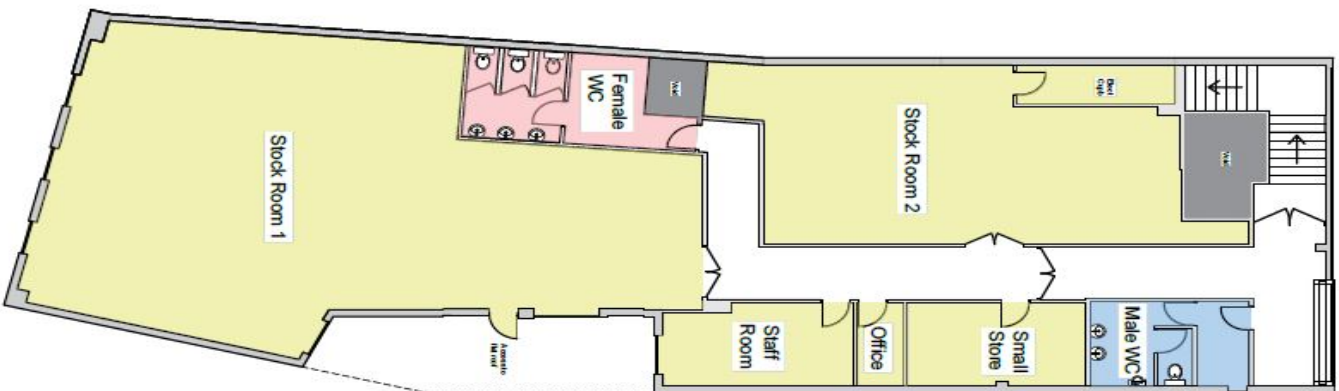
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Ground Floor



First Floor



Miller Commercial Valuers Limited Market House, Priests St, Truro TR1 2PR Tel: 01752 241000 www.millercommercial.co.uk	
25 Victoria Square, Truro, TR1 2SD	
Measured Plan	
Client: Summerfield Developments (SW) Ltd	Date: 31.01.2024
Scale: 1:100 (if A3)	Sheet: 19
Ref: SA3109/MS	Date: