



13 HIGH CROSS, TRURO, CORNWALL, TR1 2AJ

Benefitting from a brand new refurbishment to include new lighting, new WCs, new floors and a full redecoration, the offices comprise two independently lettable, self contained floors with a dedicated ground floor doorway leading onto the plaza outside the cathedral. Each office unit benefits from its own WCs and kitchenette. They would suit a variety of uses from professional offices to medical/clinical use and other health and well being uses (subject to planning).

£9,500 pa per office unit plus VAT

- **PROMINENT OFFICES TO LET**
- **NEWLY REFURBISHED OFFICE SPACE**
- **2 X INDEPENDENT SELF CONTAINED OFFICES**
- **650 SQ FT - 750 SQ FT (APPROX)**
- **PRIVATE WCs AND KITCHENETTE IN EACH SUITE**
- **ADJACENT TO THE CATHEDRAL**
- **EPC D (92)**



**LOCATION:**

Situated in the heart of Truro in a very prominent position adjacent to the cathedral and looking onto a large pedestrianised section of high street. The prime retail streets of Pydar Street and King Street are a stone's throw away from the property meaning it is very accessible to a host of shopping amenities as well as a number of coffee shops, bars and restaurants. Car parking provision nearby is very good with a large NCP a few minutes walk away.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

First Floor - 769 sq ft (71.44 Sq m)
Second Floor - 656 sq ft (60.94 Sq m)

LEASE TERMS:

Each office is available by way of a new lease, for a term by arrangement.

VAT:

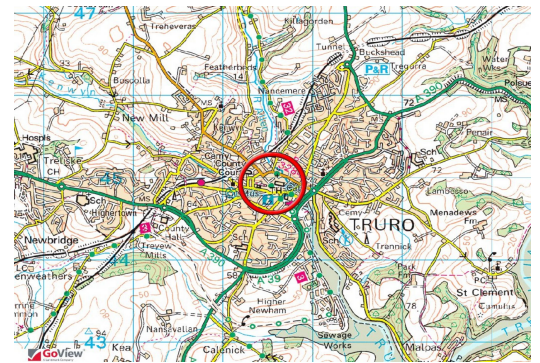
All the above prices/rentals are quoted exclusive of VAT.

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 for the First Floor is £7,600. The Second Floor has a rateable value of £5,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICE CHARGE:

There will be a small service charge for maintaining and repairing the common and external parts of the building, each Tenant to pay a fair proportion

**ENERGY PERFORMANCE CERTIFICATE:**

The Offices have an EPC rating of C (71).

LEGAL COSTS:

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

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Jonny Bright on 01872 247022
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