



9 DUKE STREET, TRURO, TR1 2QE

A lock-up retail premises located on the edge of the prime shopping area of the City of Truro. The property is arranged over three floors comprising a retail area on the ground floor with office/storage space above. The premises benefit from good levels of passing trade, being situated between Boscawen Street and the specialist trading quarter of St Marys Street/New Bridge Street. Other occupiers in the vicinity include The Entertainer, Seasalt Clothing, Pizza Express and Caffè Nero.

The property is available immediately, by way of a new lease on a new FRI lease for a term by arrangement or by way of assignment of the existing lease.

£13,000 per annum **No VAT on rent**

- **TO LET**
- **LOCK UP RETAIL UNIT WITH UPPER FLOORS FOR OFFICE/STORAGE/OTHER USES**
- **CENTRAL LOCATION - ADJOINING TRURO'S PRIME RETAIL PITCH**
- **701 SQ FT (65.2 SQ M) IN TOTAL**
- **WOULD SUIT A VARIETY OF USES**
- **EPC RATING OF "C" (64)**

LOCATION & DESCRIPTION

A period retail premises comprising ground and two upper floors, which are well located in the heart of Truro City Centre close to Boscawen Street. The premises are situated amongst a thriving mixture of national and local retailers. Nearby occupiers include; Seasalt, The Entertainer, Pizza Express, Caffè Nero as well as a host of independent retailers, cafes and restaurants.

The property comprises a retail premises on the ground floor with four private offices / meeting rooms upstairs. The building has undergone a substantial refurbishment and the ground floor benefits from new plaster walls and ceiling with recessed LED panel lighting. There is a kitchenette and WC on the upper floor. The building would suit a variety of uses, subject to planning, from A1 retail to A2 financial services as well as A3 cafe, now all under the wider Use Class of "E".

SCHEDULE OF ACCOMMODATION:

Ground floor - 260 sq ft (24.2 sq m)
 First floor - 215 sq ft (20 sq m)
 Second floor - 226 sq ft (21 sq m)
 TOTAL - 701 SQ FT (65.2)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease

VAT:

All the above prices/rentals are quoted exclusive of VAT. There is NO VAT to pay on the rent.

LEGAL COSTS:

The incoming Tenant to contribute towards the costs of setting up the new lease.

BUSINESS RATES:

We understand the current rateable value is £10,000. For small businesses, this may qualify for exemption from paying business rates.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (64).

CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact:

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