

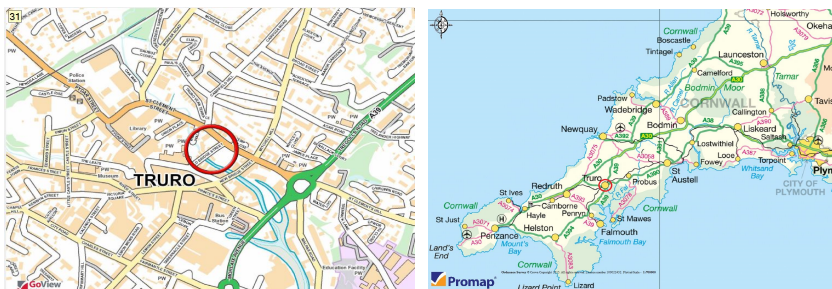


GROUND FLOOR OFFICE/RETAIL PREMISES, 6 OLD BRIDGE STREET, TRURO, TR1 2AQ

The office/shop is open plan and on the ground floor. It offers retail/office space of 446 Sq Ft (41 Sq M), a WC, kitchenette and additional access to the rear. The property benefits from an attractive slate hung façade, and on the inside is well configured throughout. The building has recently been used as a Hair Salon, and would suit a variety of retail and office users.

- LOCK-UP RETAIL/OFFICE PREMISES
- CITY CENTRE LOCATION
- 502 Sq Ft (47 Sq M)
- CLOSE TO CATHEDRAL AND CAR PARK
- CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION
- EPC 'E' (101)

£9,000 Per Annum Exclusive



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 **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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

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:

The office/shop is open plan and on the ground floor. It offers retail/office space of 446 Sq Ft (41 Sq M), a WC, kitchenette and additional access to the rear. The property benefits from an attractive slate hung façade, and on the inside is well configured throughout. The building has recently been used as a Hair Salon, and would suit a variety of retail and office users.

SERVICE CHARGE:

There is a service charge contribution of £971.80 per annum. Further details are available upon request.

LEASE TERMS:

The lease is a proportional full repairing and insuring lease available immediately for length 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 incoming 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 £8,000. 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 E (101).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk