

Miller Commercial

Chartered Surveyors and Business Property Specialists



SECOND FLOOR OFFICE, 7-9 OLD BRIDGE STREET, TRURO, TR1 2AQ

- OFFICE TO LET
- CITY CENTRE LOCATION
- 355 SQ FT / 32.98 SQ M
- NEW LEASE AVAILABLE
- CLOSE TO CATHEDRAL AND CAR PARK
- ENERGY PERFORMANCE ASSEST RATING 'D' (96)

£3,950 Per Annum Exclusive



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

LOCATION:

The office is situated in a prominent position within 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. The property lies within the specialist retail area of Old Bridge Street, nearby occupiers include, The Guild of Ten Craft Centre, Bodega 18, Winners Personnel and various independent restaurants and bars.

DESCRIPTION:**COST EFFECTIVE OFFICES TO LET!**

The premises comprise a second floor office suite which are situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The office is being offered by way of a new proportional repairing and insuring lease.

SCHEDULE OF ACCOMMODATION:

Main office with kitchenette and office to the front. There is a communal WC on the first floor.

SERVICE CHARGE:

There is a service charge of £1,064.90 for year end March 2025. There is an insurance contribution of £440.07 for year end March 2025.

TENURE / LEASE TERMS:

The lease is available at an annual rent of £3,950 for a term to be agreed.

VAT:

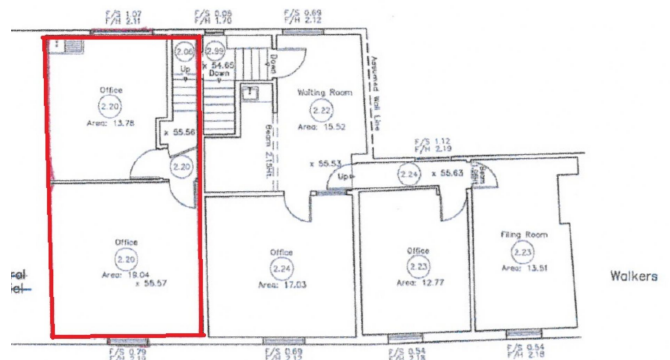
The property is not elected for VAT therefore no VAT is payable on the rent, service charge or insurance.

LEGAL COSTS:

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 £2,500. To find out how much business rates will be payable there is a business rates estimator service via the website.



Old Bridge Street

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (96).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

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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.

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