

FLAGSHIP RETAIL UNIT TO LET

Truro

Unit 1, 100-104 Pydar Street



Suitable For Alternative Uses





LOCATION

Truro is the only cathedral city parish in Cornwall, it is rich in history, abundant with local culture and stunning architecture. It is the county town and the administrative centre for Cornwall with a catchment extending to just over 200,000 persons. Truro offers fantastic retail therapy with a wide range of high street chains, independent shops, restaurants and coffee bars.

The property sits in a highly prominent position on prime Pydar Street with a return frontage onto Union Place. Sitting close to the likes of TK Maxx, New Look, Superdry and Boots, the location benefits from excellent footfall which is enhanced by the presence of the 466 space multi-storey car park sitting at the rear which ensures consistent footfall delivery to the location throughout the day.



DESCRIPTION

This flagship retail opportunity sits in a prime location offering a superb corner perspective towards the foot flow coming down Pydar Street. The unit is arranged over two large floor plates and benefits from excellent servicing. The property would suit retail, catering, leisure as well as other uses. It comprises the following approximate areas:

Net frontage: 12.7 m (41 ft 8 ins)

Internal Width (max): 13.5 m (44 ft 3 ins)

Shop Depth: 50.4 m (165 ft 4 ins)

Ground Floor Sales: 566 sq m (6,094 sq ft)

Ground Floor Ancillary: 51.7 sq m (556 sq ft)

Second Floor Ancillary: 721 sq m (7,758 sq ft)

There is the potential to extend the property to provide for a First Floor sales area up to approximately 1,394 sq m (15,000 sq ft) if required.

TERMS

Available on a new lease to be agreed.

RENT

On application.

BUSINESS RATES

Rateable Value: £235,000

Rates Payable 2020/21: £120,320

Interested parties are to confirm this figure with the local rating authority. Business Rates relief may apply.

EPC

The property has an EPC Rating of D (90)





Please contact the joint agents for
further information:



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