

# Shop to Let Truro

25 Victoria Square TR1 2SD



## Get more information

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Rental Offers in the region of  
**£65,000 pa exc.**



Size  
**5,751 sq ft**



Location  
**The property occupies a prominent  
location in the heart of Truro's retail offer.**



Planning  
**Class E of the Town and Country Planning  
(Use Classes Order) 2020**

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### Location

The Cathedral City of Truro is an historic and thriving city and Cornwall's Retailing and Administrative Centre. It has a primary catchment population of approximately 320,000 people. As Cornwall's only City, it draws on a far wider hinterland and attracts considerable tourist population throughout the year. Falmouth University's decision to occupy new state of the art facility in Pydar Street will result in the city centre becoming home to an additional 750 students and staff. This is expected to bring in an extra £50M of spend to the city centre for the first 10 years alone.

The premises are situated in a good secondary position on Victoria Square adjacent to **Starbucks Coffee Shop** and **The Pet Centre**, opposite **Fat Face** and **Costa Coffee** and close to **Boots Opticians**, **The Works**, **Greggs**, **Rowe's Bakery** and **Vision Express**.

### Description

The premises are arranged over ground and first floor with good servicing from the rear providing the following approximate dimensions and floor areas: -

Floor	Area (sq m)	Area (sq ft)
Internal Width	9.49m	31ft 2in
Shop Depth	32.87m	107ft 10in
Ground Floor Sales	302sq m	3,251sq ft
First Floor Ancillary	233sq m	2,500sq ft

### Tenure

Available by way of a new full repairing and insuring lease for a term of 10/15 years subject to rent reviews at 5-year intervals.

### Rental

Rental offers in the region of £65,000 pa are invited.

### Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

### Business Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>£82,500</b>
<b>UBR (2023/2024):</b>	51.2p

**Interested parties may benefit from rates relief if applicable and should carry out their own investigations.**

### EPC

The property has an EPC rating of C-61. The EPC certificate is available on request.

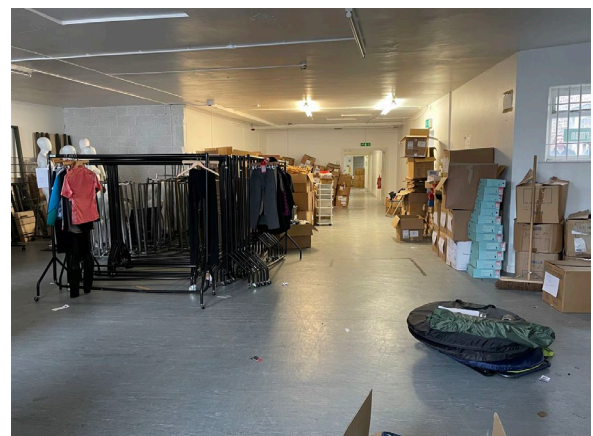
### Legal Costs

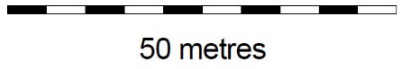
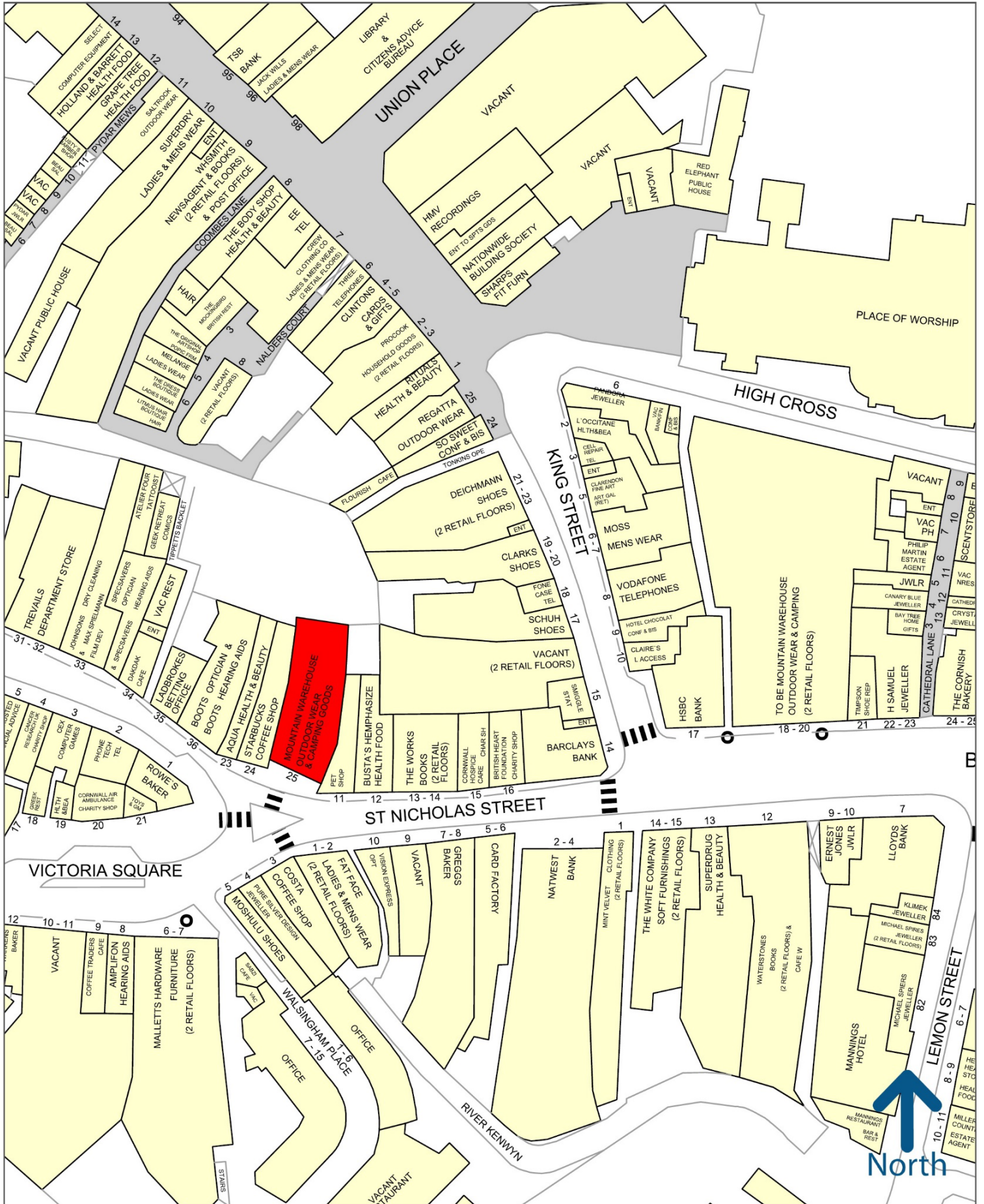
Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract





50 metres

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On behalf of



February 2024

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