

To Let

10—11 Victoria Square,
Truro, TR1 2RU



08449 02 03 04
avisonyoungretail.co.uk

Location

Truro is the only city in Cornwall and the principal retail location. Multiple retailers trading in the city centre include **Marks and Spencer, Boots, Primark, The White Company, Deichmann Shoes, Whitestuff and FatFace**. The premises are prominently situated close to **Mountain Warehouse, Boots Opticians and Costa Coffee**.

Description

The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	611.21	6,579

Passing Rent

£113,750 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 27/06/2029.

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:

Rateable value (23/24): £88,000

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

EPC

An Energy Performance Asset Rating has been given of **D-98..** Please A certificate can be made available.

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.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

For further information please contact:

Chris Wright

+44 (0)117 988 5254

+44 (0)7974 359210

chris.wright@avisonyoung.com

Erin Davies

+44 (0)117 9885232

+44 (0)7818017075

Erin.davies@avisonyoung.com

Lewis Sinclair

+44 (0)20 7911 2913

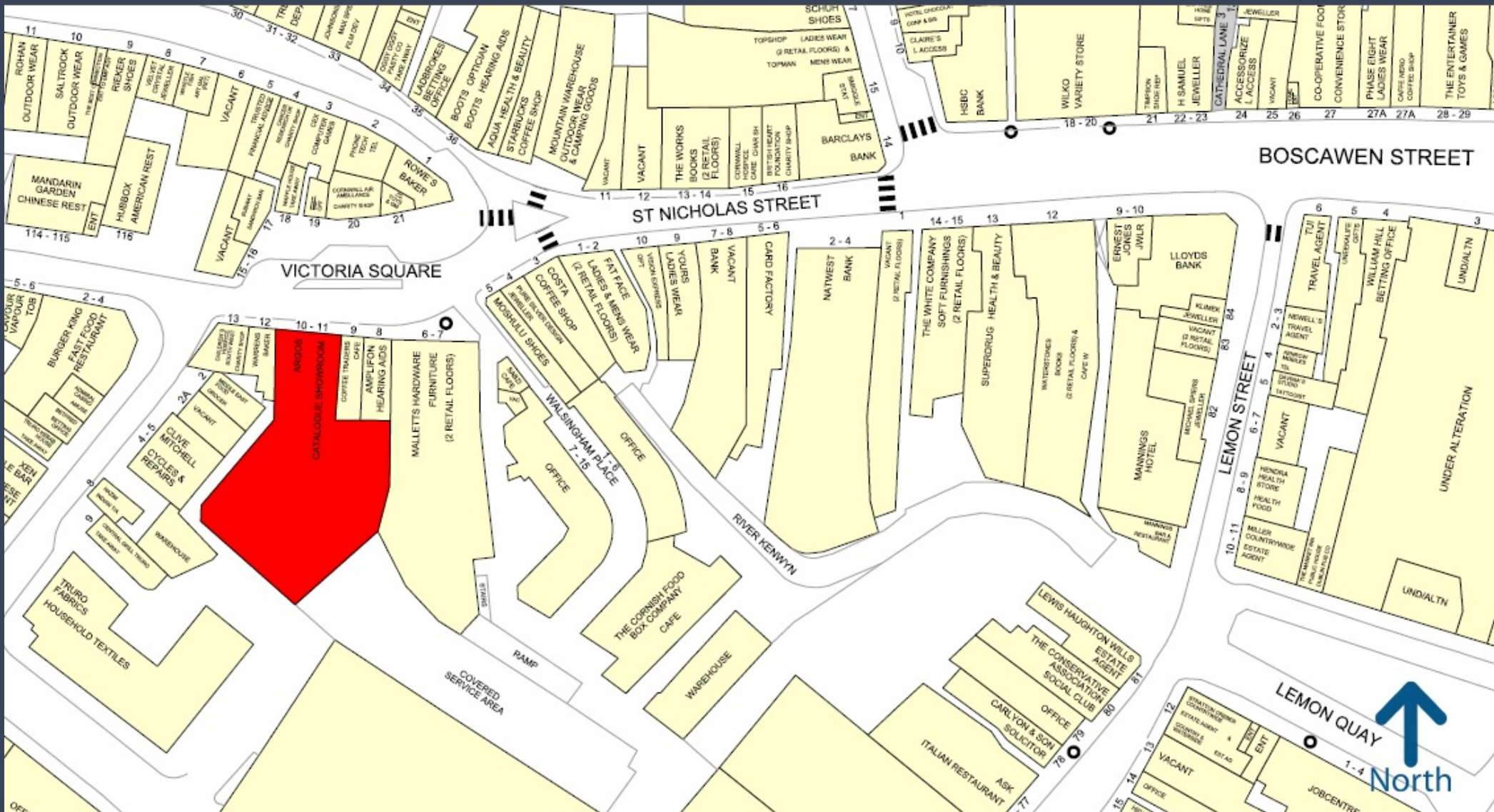
+44 (0)7908 227966

lewis.sinclair@avisonyoung.com

Subject to contract



**AVISON
YOUNG**



April 2022

Visit us online avisonyoungretail.co.uk

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessees.