



To Let

10 River Street, Truro, Cornwall TR1 2SQ

Summary

- Double fronted retail premises in good trading position
- Includes upper parts suitable for offices, storage and staff welfare uses
- Available from April 2021
- Ground floor 121.13 sq m (1,304 sq ft) NIA
- Upper floors 76.60 sq m (825 sq ft) NIA

£32,000 per annum exclusive

CONTACT THE AGENT

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Truro Office

Walsingham House, Newham Road, Truro, Cornwall,

Location:

River Street is a popular shopping area in Truro, nearby retailers include Specsavers, White Stuff, Weird Fish, Starbucks and Costa Coffee. Fat Face is also nearby on Victoria Square.

The City of Truro is located centrally within the County of Cornwall, and is easily accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter. Truro is located on the main Great Western railway line, which has daily services to London Paddington.

Truro has a resident population of 23,600 and is the administrative centre of the County housing Cornwall Council's main offices.

Description:

Extensive ground floor retail accommodation with 2 upper floors of storage/office space. There is the benefits of separate access to the upper floors from the rear of the property if required.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor retail NIA	121.13	1,304
Ground floor ITZA	77.56	835
Upper floor ancillary, staff and storage on first and second floors NIA	76.60	825
Total	151.1	1,627

Services:

It is understood that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (78)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £38,500, reference 22032771001001.

Terms:

The premises are available by way of a new lease with terms to be agreed.

Legal fees:

Each party to pay their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

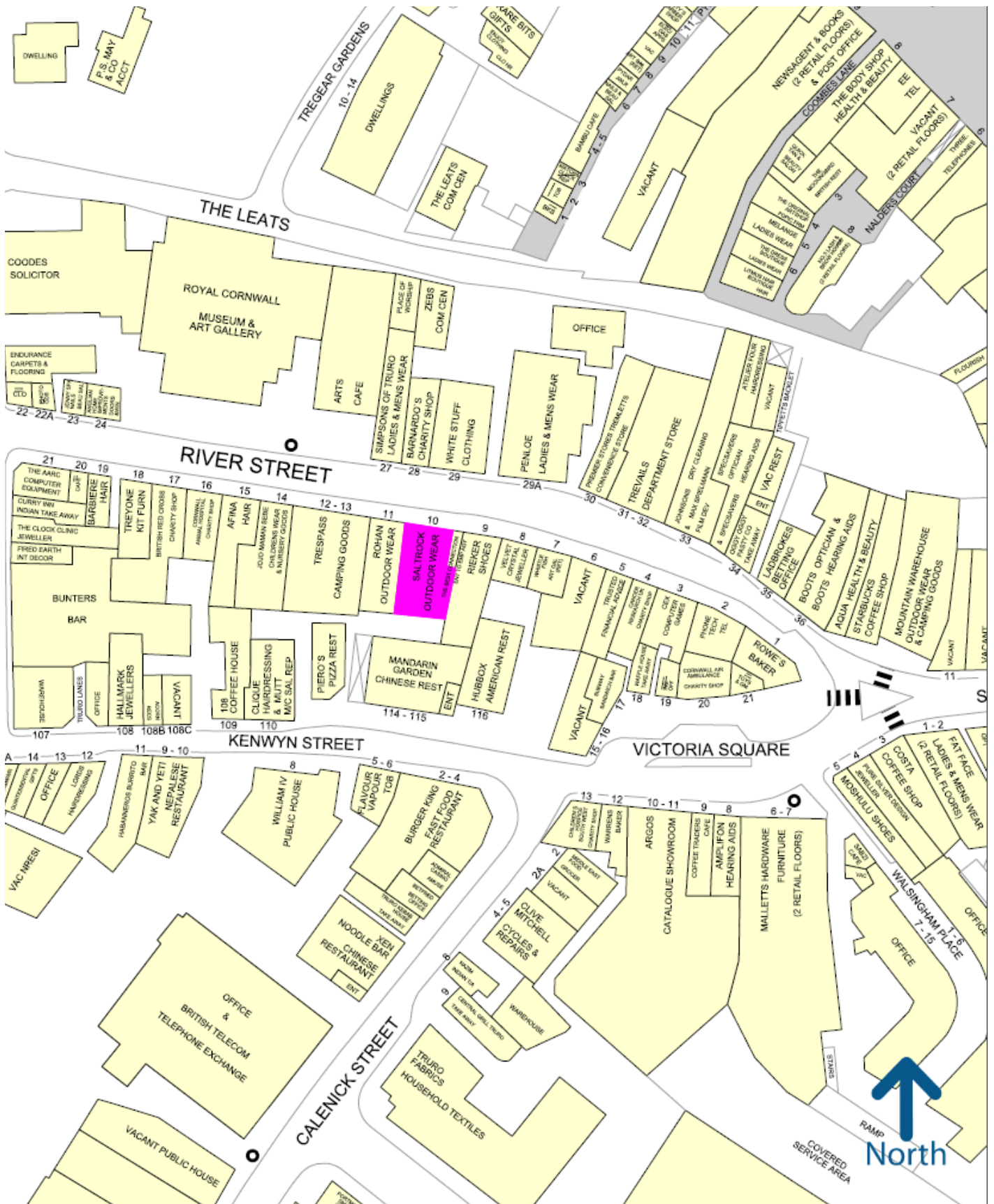
Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.lettingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.lettingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.

