

**14B NEW BRIDGE STREET, TRURO, TR1 2AA**



- LOCK-UP RETAIL PREMISES
- 393 SQ FT (35.5 SQ M)
- SPECIALIST RETAIL QUARTER
- INCENTIVES AVAILABLE
- EPC: D (85)

**£8,000 PER ANNUM EXCL  
LEASEHOLD**

**Miller Commercial**

The business property specialists





## PROPERTY

Ground floor lock up retail unit situated in the specialist trading area of New Bridge Street in the City of Truro. The property benefits from large bay windows and is located near other occupiers including hairdressers, antique stores, restaurants etc.

## SCHEDULE OF ACCOMMODATION

Total NIA 393 Sq ft (36.5 Sq m)

## INCENTIVES

Incentives are available dependant upon lease terms. Please contact the office for further details.

## TENURE

Leasehold. The premises are offered by way of a new proportional full repairing and insuring lease at £8,500 per annum, the terms of which are open to negotiation.

## LEGAL COSTS

The ingoing Lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE

The Energy Performance rating for this property is within Band D (85).

## CONTACT

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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