

GROUND FLOOR OFFICE, 7 OLD BRIDGE STREET, TRURO, TR1 2AQ



- RETAIL UNIT/OFFICE TO LET
- CITY CENTRE LOCATION
- 375 SQ FT
- CAR PARKING AVAILABLE
- CLOSE TO CATHEDRAL AND CAR PARK
- LEASE ASSIGNMENT
- EPC RATING F

**£10,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The office is situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The property faces the Shoppers Car park, and also benefits from easy access to the city centre.

The property lies within the specialist retail area of Old Bridge Street, nearby occupiers include, The Guild of Ten Craft Centre, Clementines, Winners Personnel and various independent restaurants and bars.

DESCRIPTION

The office/shop is open plan and on the ground floor, it offers storage space, a WC and additional access to the rear. The property benefits from an attractive slate hung facade, and on the inside is well configured throughout. The property has recently been used by an estate agents, however would easily lend itself to a retail shop.

SCHEDULE OF ACCOMMODATION

Ground floor total sales accommodation: 375 sq ft (34 sq m)

Retail ITZA: 331 sq ft (30.8 sq m)

Storage space: 63 sq ft (5.9 sq m)

WC: 20 sq ft (1.8 sq m)

LEASE TERMS

The office is being offered by way of an assignment of an existing lease expiring on 30th August 2021, at a passing rent of £10,500 per annum. The lease is fully repairing and insuring.

LEGAL COSTS

Each party to bear their own reasonably incurred legal costs.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

PARKING

Parking available by way of negotiation through a separate licence agreement.

BUSINESS RATES

The rateable value of this property is £7,900, however do not rely on this information. This is below the threshold where rates are payable for single property businesses. We refer you to the valuation office website 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

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is within Band F (136).

CONTACT INFORMATION

For further information or an appointment to view please contact:

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk



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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