PRINCES HOUSE, PRINCES STREET, TRURO, TR1 2EY

- TO LET
- ARTISAN STUDIO SPACE IN A LANDMARK GRADE II* LISTED BUILDING
- FROM 84 - 282 SQ FT
- UNITS OFFERED ON FLEXIBLE LEASE TERMS
- COMMUNAL KITCHENETTE, WIFI AND WCS
- EPC RATING D (83)

FROM £1,000 PER ANNUM
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

PREMISES
One of Cornwall's finest Georgian properties, Princes House comprises a Grade II* Listed four storey former townhouse. The property is located in the centre of Truro city, on Princes Street, just off Boscawen Street near to Lemon Quay, the bus station and Pannier Market and is moments from the main shopping areas of Truro and benefits from close proximity to the many independent bars, pubs and coffee shops in the local area.
Website: http://www.princeshousecornwall.com/

DESCRIPTION & ETHOS
This unique and inspiring building embodies a spirit of art, design and craftsmanship and would suit like minded individuals who specialise in producing artisan products. Within the building are, amongst others, a range of occupiers including a milliner, a jewellery designer, a bespoke cake and confectioner, a musical instrument repair specialist and a sheet music retailer as well as a wedding dress boutique.
There are shared kitchen, WC and communal WIFI facilities within the building.

SCHEDULE OF ACCOMMODATION
(All areas are approximate)
Basement
Room 2 - 152 sq ft (14.1 sq m)
Room 3 - 282 sq ft (26.2 sq m)
Ground floor
Room 3 - 84 sq ft (7.8 sq m)
Second floor
Room 4 194 Sq ft (18 sq m)
Room 5 125 sq ft (11.6 sq m)
Rent and Service Charge as detailed below. Further details upon request.

RENT & SERVICE CHARGE
Basement
Room 2 - Rent - £1,819 pa /Service charge £563 pa
Room 3 - Rent - £2,400 pa /Service charge £1,048 pa
Ground floor
Room 3 - Rent - £1000 pa /Service charge £300 pa
Second floor
Room 5 - Rent - £1,566 pa / Service charge £466 pa

LEASE TERMS
A new lease direct from the landlord available for a term by arrangement.

LEGAL COSTS
The ingoing lessee to pay a contribution towards the landlord's reasonable incurred legal costs in connection with the transaction.

BUSINESS RATES
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search. For small, independent companies, we understand that business rates will not be payable, however, please do not rely on this information and make your own enquiries.

LOCAL AUTHORITY
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 D (83).

CONTACT INFORMATION
For further information or an appointment to view please contact either:-
Jenna Lane on 01872 247 034 or via email jl@miller-commercial.co.uk or
Tom Smith on 01872 247013 or via email ts@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.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.

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