

7 LITTLE CASTLE STREET, TRURO, TR1 3DL



- ATTRACTIVE RETAIL UNIT
- 955 SQ FT NIA IN TOTAL
- 366 SQ FT SALES AREA
- FIXTURES AND FITTINGS POTENTIALLY AVAILABLE BY SEPARATE NEGOTIATION
- EPC - G (162)

**£9,750 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION & DESCRIPTION

Truro is the primary centre for retail, leisure and administration in Cornwall, with a population of some 20,000. Situated centrally on Little Castle Street and forming part of the City's Specialist retail quarter, the property presents an attractive late 19th Century building split over ground and first floors. Nearby retails include JoJo Maman Bebe, Trevails, Tresspass and Penloe Urban Apparel as well as White Stuff and Starbucks. The Royal Cornwall Museum is under a minute's walk from the building. The unit is within 7 minute's walk of Truro train station and under two minute's walk from the prime retail area of Pydar Street.

SCHEDULE OF AREAS

Grd floor - 539 sq ft (50.1 sq m) - includes retail area, treatment room, staff area/store, kitchen and WC

1st floor - 419 sq ft (39 sq m) - includes 4 rooms plus WC

TOTAL - 959 sq ft (89.1 sq m)

LEASE TERMS

The premises are available by way of assignment of the existing lease which is for a term of 8 years from 1st September 2016 at an initial rental of £9750 per annum payable quarterly in advance by standing order. The lease is subject to a rent review and tenant's break option on 1st September 2020 and is on full repairing and insuring terms.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £15,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

FIXTURES AND FITTINGS

The current tenant's fixtures and fittings can be made available by way of separate negotiation.

VAT

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

EPC

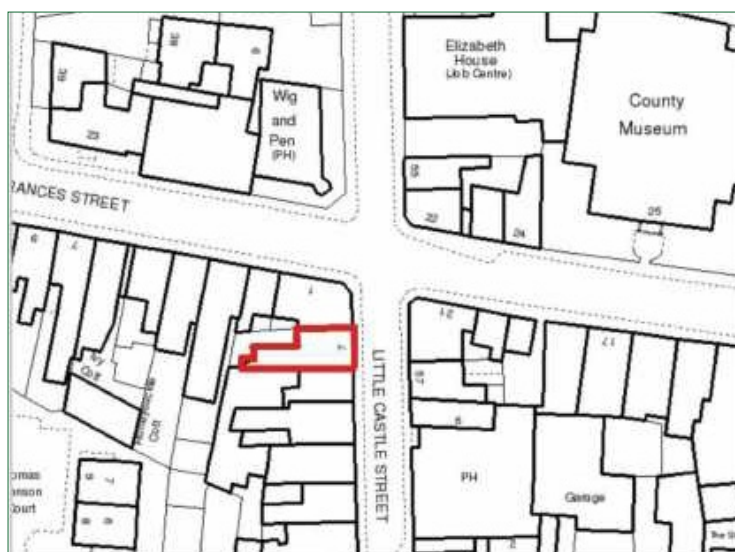
The Energy Performance Rating for this property is within Band G - 162. The EPC was undertaken in 2014 and the premises have since been refurbished. A new EPC will be required (minimum Band E) prior to concluding a letting.

CONTACT DETAILS

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

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

Thomas Hewitt on 01872 247025 or via email th@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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VIEWING: Strictly by prior appointment through Miller Commercial.



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