

16B TRURO ROAD, ST AUSTELL, PL25 5JB



- TO LET
- PROMINENT RETAIL/OFFICE PREMISES
- 830 SQFT (77 SQ M)
- NEW LEASE AVAILABLE
- FLEXIBLE TERMS
- EPC C64

**£5,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The premises occupy a prominent position fronting Truro Road adjacent to Sports Direct, in close proximity to both Fore Street, the primary high street retail pitch and White River Place Shopping Centre which houses retailers including TK Maxx, New Look, Superdrug, Costa Coffee and a multi screen cinema.

PROPERTY

The property is a ground floor lock up unit which has is well suited for either retail or office use.

SCHEDULE OF ACCOMMODATION

Measuring approximately 830 sq ft (77 sq m). To the rear there is a disabled toilet and two rooms that could be utilised as an office or as storage.

LEASE TERMS

Flexible terms available & short term lettings considered.

The premises are available by way of a new internal repairing and insuring lease, the terms of which are open to negotiation.

Insurance is circa £500 per annum.

LEGAL COSTS

Ingoing tenant is to bear the landlord's reasonable legal costs.

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 £3,550. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is within band C64

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.

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

AGENTS NOTES

Connected persons

As per the Estate Agency Act 1979 this property is owned by a connected person.

Internal photographs

These are two years old and were taken prior to the last letting, it is anticipated the property we will made available in a similar condition.

CONTACT INFORMATION

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

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk



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