

GROUND FLOOR, MANSION HOUSE PRINCES STREET, TRURO, TR1 2RF



- TO LET
- 760 SQFT (70.56 SQM) GROUND FLOOR
- OPEN PLAN OFFICE WITH PRIVATE MEETING ROOMS
- AVAILABLE ON FLEXIBLE TERMS
- FULLY INCLUSIVE OF COSTS OF UTILITIES
- KITCHENETTE AND WCS
- EPC RATING D

**£10,250 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



PROPERTY

Mansion House is a Grade II* listed building in the centre of the City of Truro. The building was constructed in 1762 and has ornate period features inside the building. The ground floor has access to a communal kitchen area but also benefits from its own access providing a self-contained office option.

LOCATION

The building is located just moments from one of Truro's main shopping areas, Lemon Quay, home to M&S, Debenhams, Cotswolds and Primark. The well know Pannier Market is just to the rear of the offices and within a short walk of the building are a multitude bars and restaurants serving the City centre. There are several multi storey car parks within 5 minutes' walk of the property and the mainline train station is a 15 minute walk away.

SCHEDULE OF ACCOMMODATION

Total area 760 sq ft (70.56 sq m)

LEASE TERMS

The space is available on an all inclusive rent which makes provision for external maintenance, the cleaning and maintenance of common parts, electricity, heating and buildings insurance. The tenant will be responsible for their own Business Rates, telecoms and broadband.

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 £5,500. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

VAT

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

EPC

The Energy Performance Rating for this property is within Band D.

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk

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.

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE AWARDED
MILLER COMMERCIAL
Cornwall's Most Active Agent
8th Year Running



Miller Commercial



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property