

8 DUKE STREET, TRURO, TR1 2QE



- REFURBISHED RETAIL PREMISES - AVAILABLE NOW
 - TO LET BY WAY OF NEW LEASE
 - WELL LOCATED CLOSE TO BOSCAWEN STREET
 - ENERGY PERFORMANCE ASSET RATING - B
- £15,000 PER ANNUM EXCL LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Ground floor lock up retail premises which are well located in the heart of Truro City Centre close to Boscawen Street. The premises are situated amongst an interesting mix of national and independent retailers. Nearby occupiers include; Seasalt, Pavers, Lakeland, The Entertainer, Pizza Express, Pizza Express, Duke Street Deli, Radmores of Truro Jewellers, Vanilla Cafe Bar amongst others.

DESCRIPTION

This Grade II listed premises have been totally refurbished and comprise a ground floor lock up retail unit.

ACCOMMODATION

All areas and dimensions are approximate.

Retail Area - Depth - 8.17m, Width 3.50m (max)

Area 24.2 sq m (260 sq ft)

In addition there is a small lobby/store and WC with wash basin.

TENURE

The premises are offered by way of a new proportional full repairing and insuring lease at an initial rental of £15,000 per annum exclusive. The remaining terms are open to negotiation.

LEGAL COSTS

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

BUSINESS RATES

The premises have yet to be assessed for business rates purposes. It is likely that they will be re-assessed once the refurbishment works are complete.

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 B.

CONTACT INFORMATION

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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