

9 DUKE STREET, TRURO, TR1 2QE



- TO LET (WOULD SELL)
- RARE OPPORTUNITY TO ACQUIRE A FREEHOLD RETAIL UNIT IN HEART OF TRURO WITH VACANT POSSESSION
- WOULD SUIT A VARIETY OF USES
- 701 SQ FT (65.2 SQ M) IN TOTAL
- EPC RATING OF "D" (98)

**£16,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

A period retail premises comprising ground and two upper floors, 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 shoe shop, Lakeland, The Entertainer, Pizza Express, Caffe Nero as well as a host of independent retailers, cafes and restaurants.

DESCRIPTION

The property comprises a retail premises on the ground floor with four private offices / meeting rooms upstairs. The building has undergone a substantial refurbishment and the ground floor benefits from brand new plaster walls and ceiling with recessed LED panel lighting. There is a kitchenette and WC on the upper floor. The building would suit a variety of uses, subject to planning, from A1 retail to A2 financial services as well as A3 cafe.

ACCOMMODATION

The property is arranged over ground and two upper floors as follows:

Ground floor - 260 sq ft (24.2 sq m)

First floor - 215 sq ft (20 sq m)

Second floor - 226 sq ft (21 sq m)

TOTAL - 701 SQ FT (65.2)

TENURE

The property is available by way of a new lease for a term by arrangement on FRI terms. The owners would also consider selling the freehold of the building.

LEGAL COSTS

In the case of a letting, the Tenant to contribute towards the Landlord's reasonable legal costs in setting up the lease. Otherwise, both parties to be responsible for their own legal costs.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which will provide full detail of the property's rateable value. We understand the property has a rateable value of £11,500. For small businesses operating out of only one commercial property, we understand the Tenant may be able to claim small business rates relief and to not pay rates on this property. However, please do not rely on this information and make your own enquiries.

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 (98).

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 or

Peter Heather on 01872 247007 or via email pgh@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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