

8 NALDERS COURT, PYDAR STREET, TRURO, TR1 2XH



- TO LET
- GROUND AND FIRST FLOOR RETAIL PREMISES IN HEART OF TRURO
- 1,713 SQ FT (159.1 SQ M) OVERALL
- WELL KNOWN MEWS LOCATION
- JUST OFF PYDAR STREET
- EPC RATING - D (93)

**£16,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The premises forms part of Nalders Court, a charming mews street leading off Truro's prime retail pitch and main pedestrianised shopping area; Pydar Street. Within the Mews are a mixture of high street brands such as Laura Ashley, as well as independent traders including a boutique and an art dealer/picture framer.

Nalder's Court provides a useful link through from Pydar Street to River Street and Truro's museum and the host of high street retailers in the locality including White Stuff, JoJo Maman Bebe, Rohan, Penloe Sports, Starbucks and Whistlefish Gallery.

SCHEDULE OF ACCOMODATION

Ground floor retail unit - 857 sq ft (79.6 sq m)

First floor retail plus store - 856 sq ft (79.5 sq m)

TOTAL - 1,713 (159.1 sq m)

LEASE TERMS

The premises is available on full repairing and insuring lease terms to be agreed from the landlord.

SERVICE CHARGE

The maintenance of the exterior of the building and the common area are administered by way of a service charge. The contribution for this unit can be confirmed on request.

BUILDING INSURANCE

The landlord insures the building and the Tenant will pay a fair proportion of the premium.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is D (93).

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 £18,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

VALUE ADDED TAX

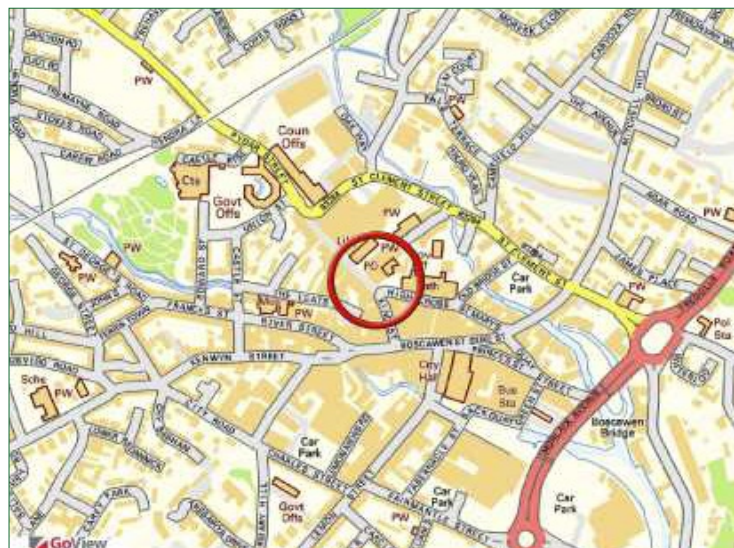
All the above prices/rentals are quoted exclusive of VAT, where applicable.

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

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