

UNIT 2, 7 PYDAR STREET, TRURO, TR1 2AR



- PROMINENT RETAIL UNIT TO LET
- PRIME POSITION ON PYDAR STREET
- 1,986 SQ FT (184.5 SQ M) TOTAL
- GROUND FLOOR SALES 716 SQ FT (66.5SQ M) ITZA
- A1 USE - POTENTIAL FOR OTHER USES (STP)
- EPC RATING - C (63)

**£85,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

7 Pydar Street is a very well located and prominent retail unit in the heart of Truro's pedestrianised prime shopping street, Pydar Street. The property enjoys a prime position and is surrounded by a host of retailers including Body Shop, EE, HMV, L'Occitane en Provence, Joules, Jack Wills, Superdry, Deichman and Hotel Chocolat. There are 4 multi storey car parks within 5 minutes' walk of the building and Truro mainline station is under 10 minutes' walk from the building.

DESCRIPTION

The property comprises a ground floor sales area of 716 sq ft (66.5 Sq m) behind a traditional facade with further retail space on the first floor of 1,279 sq ft (118.8 sq m) plus additional ancillary storage and welfare space of 1,245 sq ft (115.7 Sq m).

SCHEDULE OF AREAS

Ground Floor Sales ITZA - 716 sq ft (66.5 Sq m)
 First Floor Retail - 1,279 sq ft (118.8 Sq m)
 First Floor Ancillary 1,245 sq ft (115.7 Sq m)
 Total Area 3,240 sq ft (301 Sq m)

LEASE TERMS

The premises are available by way of a new FRI lease for a term by arrangement directly from the landlord.

RENT

£85,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

BUSINESS RATES

We understand the rateable value to be £76,000. However, please do not rely on this information and check with the local authority or check the VOA website - www.voa.gov.uk

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

VAT

The property is elected for VAT and as such, the above price is quoted exclusive of VAT.

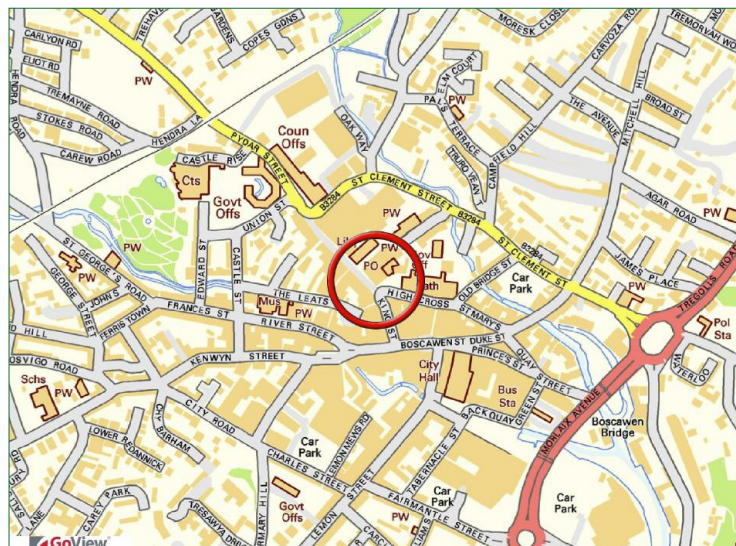
EPC

The Energy Performance Rating for this property is within Band 'C' (63).

CONTACT DETAILS

For further information, please contact joint sole agents:

Thomas Smith - 01872 247013 - ts@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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50 metres

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