

108A, KENWYN STREET, TRURO, TR1 3DJ



- LOCK UP SHOP
- NO BUSINESS RATES FOR QUALIFYING TENANT
- ATTRACTIVE RENTAL
- ESTABLISHED TRADING POSITION
- AVAILABLE IMMEDIATELY
- EPC RATING D (86)

£7,750 PER ANNUM EXCL
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

Truro is the historic City of Cornwall and a popular year round destination. Kenwyn Street sits to the edge of Victoria Square and is in a mature established trading position. The property is set amongst independent and artisan retailers, restaurants, jewellers, 108 Coffee and a short walk from the Cornwall Museum. Close to the bus stops and within a short walk of the main line railway station there is ample car parking in the vicinity.

DESCRIPTION

Acorn records a Traditional "lock up shop" is a great opportunity to acquire a unit in this Strategic vibrant quarter of Truro.

SCHEDULE OF ACCOMMODATION

The shop has an area of:
Total 23 sq.m (250sq.ft)

LEASE TERMS

The shop will be available either by assignment of the existing lease or by way of a new proportional fully repairing and insuring lease on terms to be agreed between Landlord and Tenant.

LEGAL COSTS

The incoming assignee/tenant to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

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 £4,200. 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.

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 (86).

CONTACT INFORMATION

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

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk or

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

RENT

The shop is available at an annual rental of £7,750pa



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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