

PENHALIGON HOUSE, GROUND FLOOR, GREEN STREET, TRURO, TR1 2LH



- TO LET
- FORMER BANKING HALL AND OFFICES
- CENTRAL CITY LOCATION
- DEDICATED/PRIVATE ENTRANCE
- 4,759 SQ FT (442.12 SQ M)
- EPC - F (128) - REFLECTING A PREVIOUS USE AND ISSUED IN

**£38,950 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Truro is a historic and attractive cathedral city and the administrative capital of Cornwall. It is located 56 miles west of Plymouth and 88 miles west of Exeter. The prestigious building of Penhaligon House is located in the centre of the city of Truro, on the corner of Green Street and Princes Street, opposite the bus station, just a short walk from Lemon Quay and a short walk to the multitude of shops, bars and restaurants the City has to offer.

DESCRIPTION

The property is a 3-storey Grade II listed building. The ground floor comprises a former banking hall with associated private meeting rooms, strong room and staff facilities. The floor is split into 2 distinctive sections; the first being the main banking hall which has a large entrance and lobby fronting Green Street and, the second which forms part of the listed elevation, and has a secondary entrance fronting Princes Street.

LEASE TERMS

The suite is immediately available by way of a new Proportional Full Repairing and Insuring Lease for a term by arrangement. Service charge and insurance information is available upon request.

SCHEDULE OF ACCOMMODATION

Banking Hall - 3,795 sq ft (352.57 sq m)
Princes Street Wing - 964 sq ft (89.55 sq m)
Total: 4,759 sq ft (442.12 sq m)

LEGAL COSTS

Each party is to bear their own costs in this transaction.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £70,000 for the whole of the ground floor. To find out how much business rates will be payable there is a business rates estimator service via the website.

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

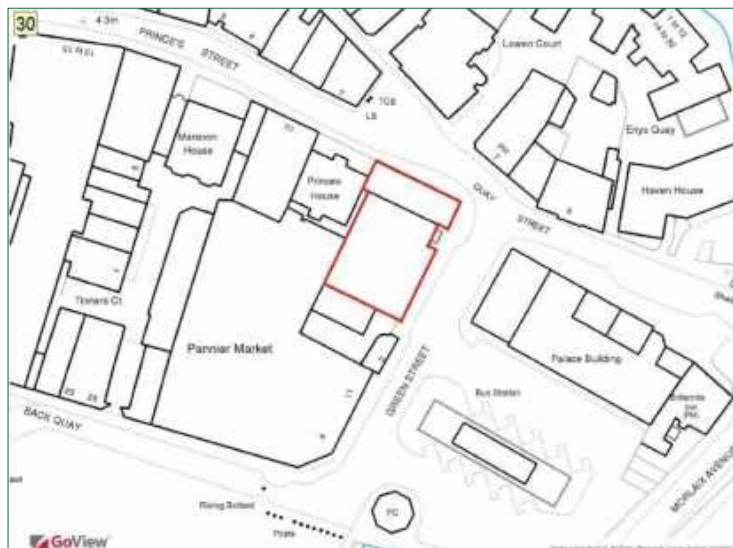
VAT is not currently payable on the rent related to this property.

EPC

There is an Energy Performance Certificate, issued in April 2011, which shows a current rating of F (128) reflecting the previous use as a banking hall. A new EPC will be applied for once refurbishment works have been undertaken to convert the ground floor to offices.

CONTACT INFORMATION

For further information or an appointment to view please contact either:
Thomas Smith on 01872 247013 or via email ts@miller-commercial.co.uk or
Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk



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