

14A NEW BRIDGE STREET, TRURO, TR1 2AA



- LOCK-UP RETAIL PREMISES
- 403 SQ FT (37.4 SQ M)
- SPECIALIST RETAIL QUARTER
- NEW LEASE AVAILABLE
- ENERGY PERFORMANCE ASSET RATING C (75).

**£7,750 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



PROPERTY

The ground floor lock up retail unit is situated in the specialist trading area of New Bridge Street in the City of Truro. The property benefits from large bay windows and is located near other occupiers including hairdressers, antique stores, restaurants etc.

SCHEDULE OF ACCOMMODATION

Retail Area - 233sq ft (21.7sq m)

Rear Area- 170 sq ft (15.8sq m)

TENURE

Leasehold. The premises are offered by way of a new proportional full repairing and insuring lease at £7,750 per annum. The lease will be subject to a rent review on a three yearly basis.

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 £3,650. To find out how much business rates will be payable there is a business rates estimator service

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

ENERGY PERFORMANCE

The Energy Performance Certificate rating of the property is with Band C (75).

CONTACT

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@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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