

GROUND FLOOR SHOP, 7 CATHEDRAL LANE, TRURO, TR1 2QS



- TO LET
- RETAIL PREMISES
- 504 SQ FT (47 SQ M)
- TOWN CENTRE LOCATION
- IN GOOD DECORATIVE ORDER
- AVAILABLE IMMEDIATELY
- EPC RATING "B" (44)

**£13,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Cathedral Lane is situated in the heart of Truro on a pedestrian thoroughfare, adjacent to the Cathedral and moments from the prime retail pitches of Pydar Street and Boscawen Street. Nearby occupiers include a range of independent, niche retailers including art galleries, jewellery shops, cafés and boutiques as well as many national retailers. The street benefits from passing footfall from Boscawen Street.

DESCRIPTION

The premises provide a light, spacious and appealing retail space measuring approximately 504 sq ft (46 sq m) which includes a store area and WC facilities.

SCHEDULE OF ACCOMMODATION

Ground floor

504 sq ft (46 sq m)

LEASE TERMS

The premises are offered by way of a new proportionally Full Repairing and Insuring lease, the terms of which are open to negotiation.

LEGAL COSTS

The ingoing lessee 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 £17,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.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

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 B (44).

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

Jenna Lane 01872 247034 or via email jl@miller-commercial.co.uk

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