

UNIT 5, ST MARYS STREET MEWS, TRURO, TR1 2BE



- FOR SALE/TO LET
- LOCKUP RETAIL UNIT
- 335 SQ FT (31.1 SQ M)
- CLOSE TO CAR PARK
- EPC RATING - G (158)

PRICE £120,000 FREEHOLD

Miller Commercial

The business property specialists



LOCATION & DESCRIPTION

Located within St Marys Street Mews, the property is close to the City Centre yet conveniently positioned a short walk from the shoppers car park. The property is currently utilised as a cafe although it is well suited for a wide range of uses. The window frontage and neutral decor offer a light and airy feel to this unit.

ACCOMMODATION

(All areas and dimensions are approximate)

Retail Sales Area - 31.1 sq m (335 sq ft)

Use of shared WC

Potential For Outside Seating

TENURE

Freehold - Asking Price £120,000.

Leasehold - A new full repairing and insuring lease is available on terms to be agreed.

SERVICE CHARGE

To be confirmed.

LEGAL COSTS

Leasehold - The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

Freehold - Each Party to bear their own.

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 £5,000. To find out how much business rates will be payable there is a business rates estimator service via the website. If however this is the only commercial property occupied under current legislation the premises should be exempt from business rates.

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.

EPC

The Energy Performance Rating for this property is within Band G (158). Works will be undertaken to improve this to a minimum of an E Rating prior to the completion of a letting.

CONTACT INFORMATION

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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