

108C KENWYN STREET, TRURO, TR1 3DJ



- NO BUSINESS RATES FOR QUALIFYING TENANT
- ATTRACTIVE RENTAL
- ESTABLISHED TRADING POSITION
- 314.3 SQ FT (29.2 SQ M)
- EPC RATING AWAITED*

**£12,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Situated in a thriving area of Truro city centre, nearby occupiers include Argos, Hubbox, Subway, William IV public house, Piero's Italian restaurant, Coffee 108, Clive Mitchell Cycles as well as a host of other chains and independent retailers.

DESCRIPTION

A well positioned 'lock up shop' benefiting from a generous window frontage.

SCHEDULE OF ACCOMMODATION

The shop has an area of:
314.3 Sq ft (29.2 sq m)
WC To the rear.

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.

*Further information available upon request.

SERVICE CHARGE

A service charge is administered in respect of maintenance of the exterior of the building and common areas. Full details can be supplied on request.

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 £7,700. 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.

LEGAL COSTS

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

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

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 has been ordered on 2nd April 2020 and will be made available upon receipt.

CONTACT INFORMATION

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

Peter Heather on 01872 247007 or via email pgh@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.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE AWARDED
MILLER COMMERCIAL
Cornwall's Most Active Agent
8th Year Running



Miller Commercial



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property