

FORMER LLOYDS BANK, 11 TREYEW ROAD, TRURO, TR1 3AN



- SPACIOUS OFFICE PREMISES
- EDGE OF TOWN LOCATION
- 28 PARKING SPACES
- NEW LEASE AVAILABLE - MAY SUB-DIVIDE
- ENERGY PERFORMANCE ASSET RATING - D (93)

**£40,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The premises front Treyew Road which forms part of the A390 which is Truro's principal distributor road. They are located close to County Hall, Sainsbury's, Happy Day's Nursery and Truro City Football Club. They are in an elevated position and back onto a playing field. They are situated adjoining Chapel Hill and are an approximate 15 minute walk from the City Centre and 8 minutes from the Railway Station.

DESCRIPTION

A two storey building with flat roofed extension given over to office use. Part of the building was last used as a banking hall.

ACCOMMODATION

All areas are approximate.

Ground Floor

This comprises a mixture of open plan offices and meeting rooms together with former banking hall, kitchen, staff room and wc's. Net Internal Area 170.9 sq.m (1840 sq.ft)

First Floor

This includes three offices and a server room. Net Internal Area 141.3 sq m (1521 sq ft)

Total Area 312.2 sq m (3361 sq ft)

Please see the plans for full details

TENURE

The premises are offered by way of a new full repairing and insuring lease the terms of which are open to negotiation.

LEGAL COSTS

Each party to bear their own.

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 £47,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

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 D.(93)

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

Tom Smith on 01872 247013 or via email ts@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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