

Miller Commercial

Chartered Surveyors and Business Property Specialists



8, River Street, Truro TR1 2SQ

- RETAIL PREMISES
- ESTABLISHED TRADING POSITION
- 1,080 SQ FT (100 SQ M)
- THREE FLOORS
- GRADE II LISTED
- EPC C

£25,000 Per Annum Excl

LOCATION

The property is set amongst a variety of retailers, both national and local, including White Stuff, Saltrock, Rohan, JoJo Maman Bebe, Whistelfish and specialist retailers Penloe Urban Apparel and Trevaills. One of the main drop off/collection points for Truro's park & Ride Scheme is within 50 metres of the property, as is the Royal Cornwall Museum. The mainline railway station is under 10 minutes' walk away and a number of multi storey car parks are all within very short walking distance of River Street.

DESCRIPTION

8 River Street is a 'Grade II' listed retail premises set over three floors. The property retains various period features including a rather ornate double frontage. An open plan retail unit is located at ground floor level, the upper levels provide three separate storage rooms as well as a kitchen and bathroom.

SCHEDULE OF ACCOMMODATION

Ground floor retail area

562 sq ft (52.2 sq m)

First floor

211.8 sq ft (19.7 sq m)

Second floor

305.7 Sq ft (28.4 sq m)

Net frontage: 5.73m

LEASE TERMS

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

LEGAL COSTS

The ingoing Tenant 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 £20,750. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. There is 100% relief until the end of June. From 1st July there will be a period until the end of 2021 where qualifying businesses will receive a 66.6% discount. For further details please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

We have been advised this property is not elected for VAT.



ENERGY PERFORMANCE RATING

The Energy Performance Rating for this property is within band C 69.

CONTACT INFORMATION

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

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk

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