

Second Floor Office, 7-9 Old Bridge Street Truro TR1 2AQ

Miller Commercial & Chartered Surveyors and Business Property Specialists





Second Floor Office, Old Bridge Street

Truro TR1 2AQ

The premises comprise a second floor office suite which are situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The office is being offered by way of a new proportional repairing and insuring lease.

£3,500 Per Annum Excl Leasehold











LOCATION

The office is situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The property faces the Shoppers Car park, and also benefits from easy access to the city centre.

The property lies within the specialist retail area of Old Bridge Street, nearby occupiers include, The Guild of Ten Craft Centre, Chorley's, Winners Personnel and various independent restaurants and bars.

DESCRIPTION

Second floor office suite with kitchenette and shared access WC.

SCHEDULE OF ACCOMMODATION 355 sq ft (33 sq m)

LEASE TERMS

The premises are offered by way of a new proportional full repairing and insuring lease at an initial rental of £3,500 per annum.

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs.



LOCAL AUTHORITY

Cornwall Council General Enquiries 0300-1234-100 Planning 0300-1234-151 www.cornwall.gov.uk

BUSINESS RATES

The rateable value of this property is £2,425, however do not rely on this information. This is below the threshold

where rates are payable for single property businesses. We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171.

SERVICES

Prospective tenants 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.

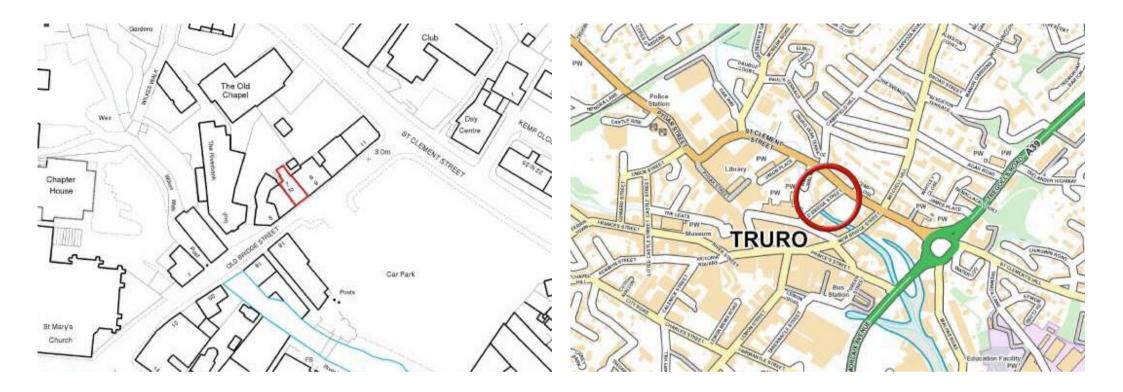
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is within Band D (96).

CONTACT INFORMATION

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

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk or Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk VIEWING: Strictly by prior appointment through Miller Commercial.



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] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] 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.









