

Miller Commercial



Chartered Surveyors and Business Property Specialists



14B New Bridge Street, Truro TR1 2AA

- LOCK-UP RETAIL PREMISES
- 393 SQ FT (35.5 SQ M)
- SPECIALIST RETAIL QUARTER
- EPC: D (85)

£6,500 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

PROPERTY

Ground floor lock up retail unit situated in the specialist trading area of New Bridge Street in the City of Truro. The property benefits from large bay windows and is located near other occupiers including hairdressers, antique stores, restaurants etc.

SCHEDULE OF ACCOMMODATION

Total NIA 344 Sq ft (32 Sq m)

WC with wash basin

TENURE

Leasehold. The premises are offered by way of a new proportional full repairing and insuring lease at £6,500 per annum, the terms of which are open to negotiation.

LEGAL COSTS

The ingoing Lessee to bear 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 £3,650. 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>

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

VAT

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

ENERGY PERFORMANCE



The Energy Performance rating for this property is within Band D (85).

CONTACT

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

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

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