

2 Little Castle Street, Truro,
TR1 3DL



- LOCK UP RETAIL PREMISES WITH STORAGE 1,003 SQ FT (96.0 SQ M)
- FIRST FLOOR LIVING ACCOMMODATION/ADDITIONAL STORAGE
- GOOD SECONDARY LOCATION
- NEW LEASE IMMEDIATELY AVAILABLE
- ENERGY PERFORMANCE ASSET RATING (TBC)

£12,000 Per Annum Excl

C36752

DESCRIPTION

Little Castle Street is located just a few moments' walk from Pydar Street, the main thoroughfare and enjoys a good level of footfall.

The premises comprise a two-storey building with a retail unit occupying the ground floor and a one-bed residential dwelling on the first floor, providing a total net internal area of 1,033 Sq Ft (49.1 Sq M). Towards the rear of the building there is a storage area and back door leading to a small courtyard, outside WC, outside storage area and entrance to the residential accommodation which could be used as ancillary storage if required. Please note there is no separate access to the first floor, it is only accessible through the shop. The flat includes a spacious living room, double bedroom, kitchen and shower room including wash hand basin and WC.

SCHEDULE OF ACCOMMODATION:

(All measurements are approximate)

Ground Floor - 588 Sq Ft (54.7 Sq M)

Sales Area - 416 sq ft (38.6 sq m)

Max Depth 7.70m
Mean Width 5.05m

Store/Additional Sales - 112 sq ft (10.4 sq m)

Max Depth 2.66m
Mean Width 4.16m

Outside Store - 61 sq ft (5.6 sq m)

Max Depth 2.15m
Mean Width 2.62m

First Floor Flat - 445 Sq Ft (41.3 Sq M)

Living Area - 4.68m x 5.16m

234 sq ft (21.7 sq m)

Double Bedroom - 2.88m x 3.55m

110 sq ft (10.2 sq m)

Kitchen - 2.68m x 2.59m

75 sq ft (6.9 sq m)

Shower Room - 1.57m x 1.53m

26 sq ft (2.4 sq m)

GENERAL INFORMATION

Lease Terms - A new full repairing and insuring sub-lease is offered with other terms to be agreed.

Legal Costs - The incoming tenant is to bear the landlord's reasonably incurred legal fees in connection with the transaction.

Business Rates - We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

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

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

Value Added Tax - All the above prices/rentals are quoted exclusive of VAT, where applicable.



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