

Miller Commercial



Chartered Surveyors and Business Property Specialists



14A New Bridge Street, Truro, TR1 2AA

- LOCK-UP RETAIL PREMISES
- 403 SQ FT (37.4 SQ M)
- SPECIALIST RETAIL QUARTER
- NEW LEASE AVAILABLE

£6,000 Per Annum Excl Leasehold



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

PROPERTY

The ground floor lock up retail unit is 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

Retail Area - 233sq ft (21.7sq m)

Rear Area- 170 sq ft (15.8sq m)

TENURE

Leasehold. The premises are offered by way of a new proportional full repairing and insuring lease at £6,000 per annum. The lease will be subject to a rent review on a three yearly basis.

LEGAL COSTS

The ingoing lessee 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 £3,650. To find out how much business rates will be payable there is a business rates estimator service

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

ENERGY PERFORMANCE

The Energy Performance Certificate rating of the property is with Band C (75).



CONTACT

For further information or an appointment to view please contact either:-
Mike Nightingale on 01872 247008 or via email msn@millers-commercial.co.uk or
Thomas Hewitt on 01872 247025 or via email th@millers-commercial.co.uk

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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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