

Miller Commercial

Chartered Surveyors and Business Property Specialists



Princes House, Princes Street, Truro TR1 2EY

- TO LET
- ARTISAN STUDIO SPACE IN A LANDMARK GRADE II* LISTED BUILDING
- 217 SQ FT (20.16 SQ M)
- UNITS OFFERED ON FLEXIBLE LEASE TERMS
- COMMUNAL KITCHENETTE, WIFI AND WCS
- EPC RATING D (83)

From £3,000 per annum Leasehold



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

PREMISES

One of Cornwall's finest Georgian properties, Princes House comprises a Grade II* Listed four storey former townhouse. The property is located in the centre of Truro city, on Princes Street, just off Boscawen Street near to Lemon Quay, the bus station and Pannier Market and is moments from the main shopping areas of Truro and benefits from close proximity to the many independent bars, pubs and coffee shops in the local area.

Website: <http://www.princeshousecornwall.com/>

DESCRIPTION & ETHOS

This unique and inspiring building embodies a spirit of art, design and craftsmanship and would suit like minded individuals who specialise in producing artisan products. Within the building are, amongst others, a range of occupiers including a milliner, a jewellery designer, a bespoke cake and confectioner, a musical instrument repair specialist and a sheet music retailer as well as a wedding dress boutique.

There are shared kitchen, WC and communal WIFI facilities within the building.

SCHEDULE OF ACCOMMODATION

Second floor

Room 3 - 217 sq ft (20.16 sq m)

Rent and Service Charge as detailed below. Further details upon request.

RENT & SERVICE CHARGE

Second floor

Room 3

LEASE TERMS

A new lease direct from the landlord available for a term by arrangement. A rent deposit will be required for each letting. Details on application.

LEGAL COSTS

The ingoing lessee to pay a contribution towards the landlord's reasonable 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>. For small, independent companies, we understand that business rates will not be payable, however, please do not rely on this information and make your own enquiries.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 (83).

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-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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