

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## 6 Little Castle Street, Truro TR1 3DL

- TO LET
- TWO STOREY RETAIL PREMISES
- PROMINANT POSITION
- GROUND FLOOR RETAIL 833 SQ FT
- FIRST FLOOR 252 SQ FT
- NEW EPC HAS BEEN INSTRUCTED

£12,000



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

Truro city is the centre for administration, leisure and retail in Cornwall. The city is well known for its cathedral, cobbled streets, open spaces and Georgian architecture. The property is located on Little Castle Street in the specialist trading quarter in the City with a number of niche retailers, cafes, bars and barber shops in the near vicinity and moments away from the main park-and-ride bus stop and within a 10 minute walk of the main line train station and under 5 minutes' walk from Truro's main car parks

## DESCRIPTION

The property comprises a two storey retail premises which benefits from kitchenette and WC on the ground floor as well as an office and further storage on the first floor.

## SCHEDULE OF ACCOMMODATION

Ground floor - 77.43 sq m (833 sq ft)

First Floor - 23.42 sq m (252 sq ft)

TOTAL - 100.85 sq m (1,085 sq ft)

## TENURE

The property is available by way of an assignment of the existing which expires 20th May 2029 at a passing rent of £12,000 per annum.

The landlord may also consider the grant of a new lease with terms to be agreed.

## LEGAL COSTS

The ingoing Tenant to bear the Landlord's reasonable legal costs incurred in connection with the transaction.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

## 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 £11,750.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE



The current EPC has now expired therefore we have ordered a new assessment to be undertaken.

## 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](mailto:wd@miller-commercial.co.uk) or

Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or

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