

Miller Commercial

Chartered Surveyors and Business Property Specialists



17 FRANCES STREET, TRURO, TR1 3DN

A well presented Ground Floor retail unit with basement storage space and welfare facilities located on the edge of Truro's retailing centre. The ground floor has been fitted out to provide a reception and separate treatment/consultation area. Well suited for use as a barbering salon, hairdressers, medical and professional services, but would lend itself to other uses. A parking space is available to the rear by separate agreement.

- RETAIL/OFFICE PREMISES
- EDGE OF CITY CENTRE LOCATION
- CAR PARKING SPACE AVAILABLE
- NEW LEASE AVAILABLE
- EPC RATING C (70)

£8,000 PER ANNUM EXCLUSIVE



LOCATION:

The property is located at the western end of Frances Steet where St Georges Road, Ferris Town and Frances Street converge. This area receives a high level of foot traffic as it is the main thoroughfare between the train station and City Centre. Frances Street is a popular location and home to a number of niche retailers, barbers, hairdressers and medical profession services. A "Park and Ride" bus stop is located outside the Museum nearby. Victoria Gardens, a beautiful local open space is located a short walk away.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

Ground Floor Area: 251 Sq ft (23.3 sq m)
Basement Area: 108 Sq ft (10 sq m)
Lobby Area: 65 Sq ft (6 sq m)

LEASE TERMS:

The premises are offered on a new internal repairing and insuring lease with the terms open to negotiation.

VAT:

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

LEGAL COSTS:

The ingoing tenant to be responsible for the Landlord's reasonably incurred legal costs in drawing up the lease.

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 £5,400. If this is your only business premises you should qualify for full relief on this amount.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (70).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

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Mike Nightingale on 01872 247008

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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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