

Miller Commercial



Chartered Surveyors and Business Property Specialists



5 Quay Mews, Truro, TR1 2UL

- LOCK UP RETAIL PREMISES
- CITY CENTRE LOCATION
- CLOSE TO CAR PARK
- AVAILABLE IMMEDIATELY
- NEW LEASE AVAILABLE
- ENERGY PERFORMANCE ASSET RATING 87

£4,250 Per Annum Excl Leasehold



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

PREMISES

A lock up retail unit with first floor office located within the established Quay Mews off Quay Street in Truro City Centre. The premises are being offered by way of a new Lease. Truro city is the centre for administration, leisure and retail in Cornwall. It is the only city in the county and initially grew as an important centre of trade from its port and then as a stannary town for the mining industry.

SCHEDULE OF ACCOMMODATION

(All areas and measurements are approximate)

Ground Floor: 11.6 sq.m (125 sqft)

First floor: 12.4 sq.m (134 sqft).

TOTAL AREA: 24.1 SQM (259 SQFT)

LEASE TERMS

The property is being offered by way of a new proportional full repairing and insuring lease with 3 yearly rent reviews and other terms to be agreed.

SERVICE CHARGE

There is a service payable of £60 per month to contribute to maintenance of common areas, this includes the cost of the insurance.

LEGAL COSTS

The ingoing tenant is to bear the landlord's reasonably incurred legal costs in connection with this transaction.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D

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 £2,075. To find out how much business rates will be payable there is a business rates estimator service via the website. If however this is an occupiers only business property it will be below the threshold (under current legislation) where business rates will be payable.

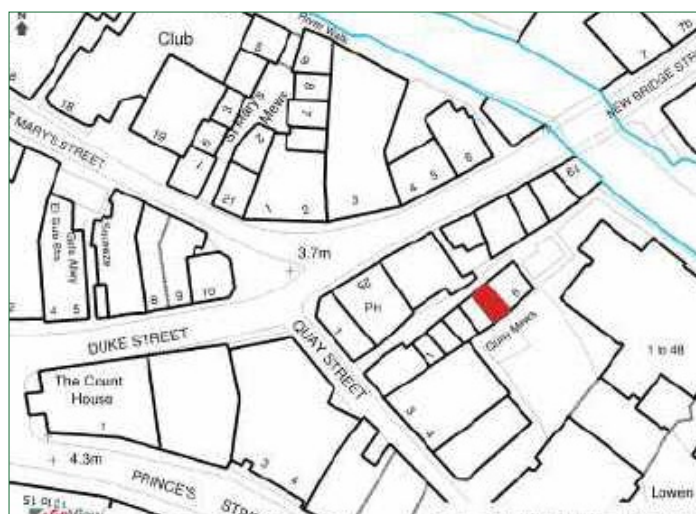
SERVICES

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.

CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@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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