



GROUND FLOOR, 8 DUKE STREET, TRURO, TR1 2QE

£12,500 PER ANNUM EXCLUSIVE

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



**LOCATION:**

A ground floor lock-up retail unit located within a good secondary trading location close to Boscawen Street and the specialist retail areas of Duke Street/New Bridge Street/Quay Street and St Mary's Street. The premises are conveniently located for the Shoppers Car Park, Bus Station, Park and Ride Stop and many local shops, cafes and health and beauty salons.

**SCHEDULE OF ACCOMODATION:**

Retail Area; Depth 8.17m; Width 3.50m (max) Area 24.2 sq.m (260 sq.ft)  
WC and small lobby/store.

**LEASE TERMS:**

The premises are available to let on a new proportional full repairing and insuring lease.

**LEGAL COSTS:**

The ingoing lessee to bear the landlords reasonably incurred legal costs in connection with the matter.

**VAT:**

VAT is not payable upon the rent.

**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 £8,600. This is below the threshold where businesses that occupy only one commercial premises pay business rates.

**SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
National Grid: 0800 096 3080  
South West Water: 0800 169 1144  
Wales and West Utilities: 0800 912 2999

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is B (43) and expires in 2028.

**CONTACT INFORMATION:**

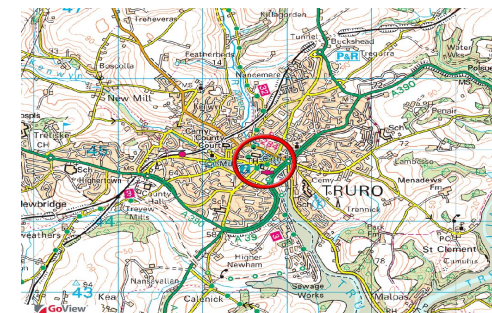
For further information or an appointment to view please contact either:-

**Mike Nightingale** on 01872 247008  
Email [msn@millor-commercial.co.uk](mailto:msn@millor-commercial.co.uk) or

**Jonny Bright** on 01872 247022  
Email [jb@millor-commercial.co.uk](mailto:jb@millor-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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