

FORMER POST OFFICE, HIGH CROSS, TRURO, TR1 2AP

The property comprises a retail unit located on the ground floor within a three storey mid terrace building. The property has glazed frontage directly overlooking Truro Cathedral to the front and from the rear benefits from a loading area and access which can be used 24 hours a day. Internally there is a mix of sales area, meeting rooms, offices, WCs and staff kitchen/welfare. The property could be used for a variety of uses including retail, restaurant, showroom or leisure (STP).

- RETAIL UNIT TO LET
- PRIME LOCATION
- HIGH LEVELS OF FOOTFALL
- 24 HOUR LOADING ACCESS
- 3,313 - 3,870 SQ FT
- EPC C (63)

£45,000 - £50,000 PER ANNUM LEASEHOLD EXCL

LOCATION:

The property is located on High Cross in close proximity to Pydar Street, the principal pedestrian retailing area within the city centre. The building, which is set back, neighbours the Cathedral and Square to the front and to the rear is a loading area with access to Union Place.

PREMISES:

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SCHEDULE OF ACCOMMODATION:

Ground Floor - 307.71 sq m (3,313 sq ft) - (359.5 sq m (3,870 sq ft))

LEASE TERMS:

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

VAT:

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

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 £116,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

From 1st April 2023 the new rateable value for the property will be £66,500.

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (63).

CONTACT INFORMATION:

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

Will Duckworth on 01872 247034
Email wd@miller-commercial.co.uk

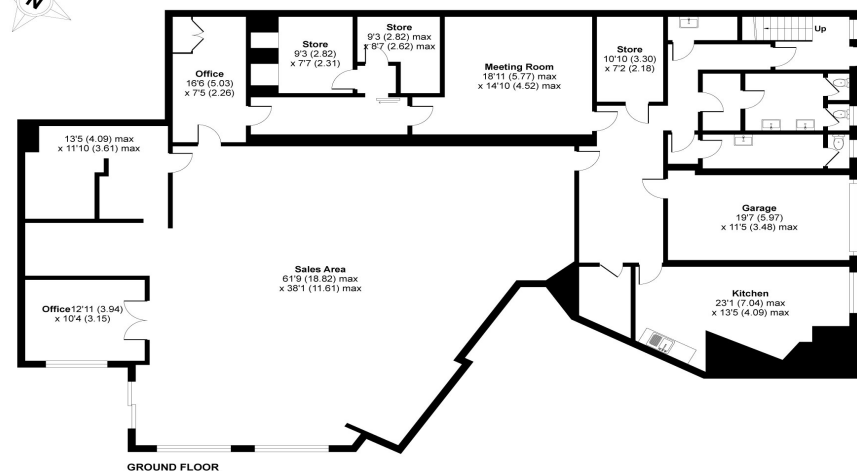
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

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**Former Post Office, Pydar St, Truro, TR1 2AP**

Approximate Area = 3870 sq ft / 359.5 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©ndcocom 2022. Produced for Miller Commercial LLP. REF: 913969

