



24 King Street  
Truro TR1 2RQ

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

## £35,000 Per Annum Excl Leasehold

A prime retail unit located in the heart of Truro opposite the cathedral and close to retailers including Deichman, Clarks, and Shuh, Regatta, Pandorra, L'Occitane Moss Bross Hotel Chocolat, and Joules.

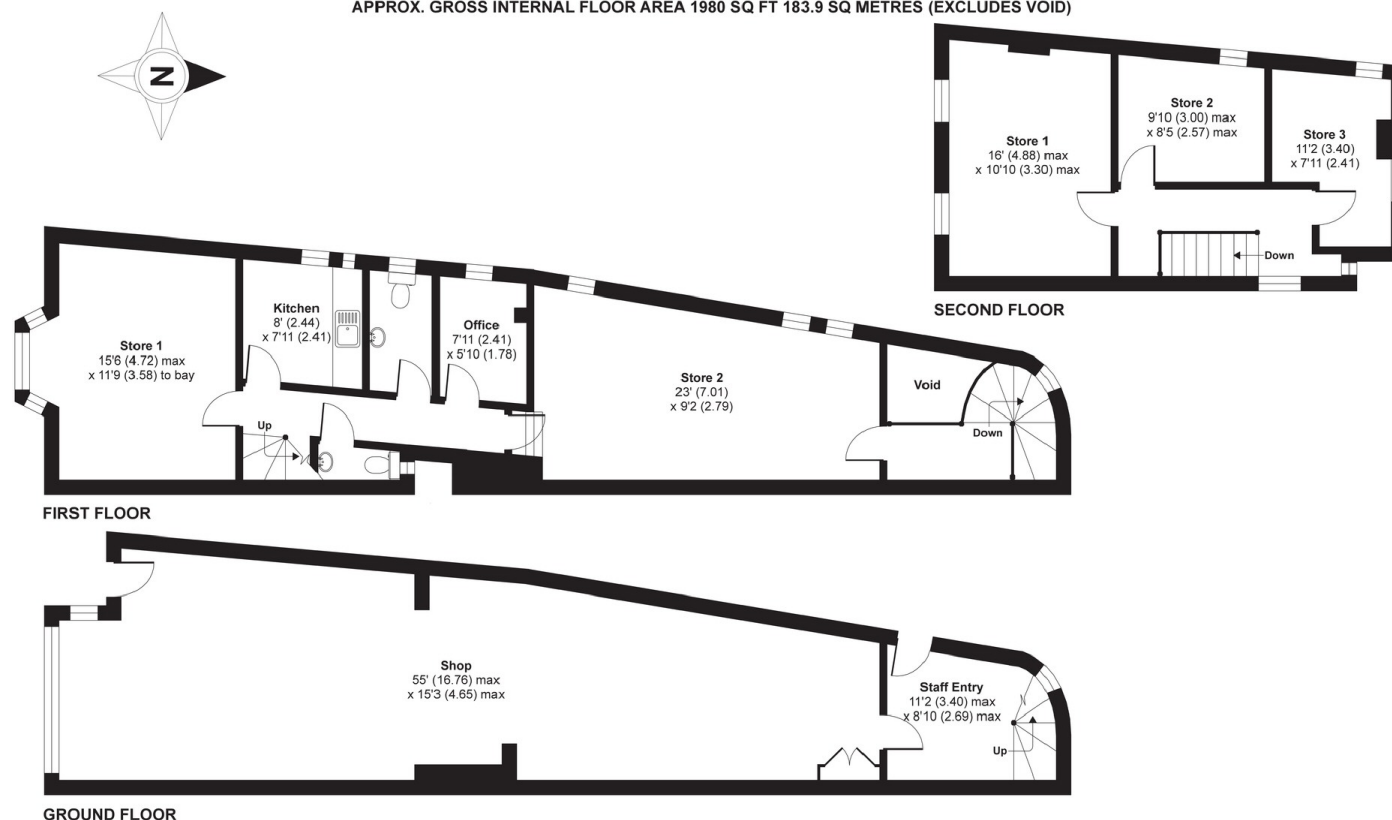
The premises are offered by way of a new full repairing and insuring lease - the terms of which are open to negotiation.

Short term lettings will be considered.

- PRIME PITCH IN CENTRAL TRURO
- GRADE II LISTED RETAIL UNIT TO LET
- GROUND FLOOR RETAIL AREA - 658 SQ FT (61.1 SQ M)
- TWO ANCILLARY FLOORS ABOVE
- EPC RATING - D (76)
- NEW FULL REPAIRING LEASE

### 24 King Street, Truro, TR1 2RQ

APPROX. GROSS INTERNAL FLOOR AREA 1980 SQ FT 183.9 SQ METRES (EXCLUDES VOID)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### LOCATION

An extremely well located and prominent retail unit situated on the prime pitch of King Street, at the junction of Pydar Street and High Cross, where the Cathedral is situated. Nearby retailers include Saltrock, Regatta, HMV, White Company, L'Occitane en Provence, Joules, Hotel Chocolat and Jack Wills. There are 4 multi storey car parks within 5 minutes' walk of the building and Truro mainline station is under 10 minutes' walk from the building.

### ACCOMMODATION

Ground Floor

Retail Area - 658 sq ft (61.1 sq m).

Retail Area ITZA - 429 sq ft (39.9 sq m).

Gross Frontage - 4.65 m.

Net Frontage - 3.07 m.

First Floor

3 rooms plus Kitchen totalling 551 sq ft (51.2 sq m).

M & F WCs

Second Floor

3 rooms totalling 352 sq ft (30.2 sq m).

### TENURE

Leasehold - The premises are offered by way of a new full repairing and insuring lease.  
SHORT TERM LETS WILL BE CONSIDERED.

### LEGAL COSTS

Each Party to bear their own.

### BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) where the property is showing a rateable value of £48,000.

### VALUE ADDED TAX

The above rental is quoted exclusive of VAT.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate relating to this property is currently within Band 'D' (76).

### CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email [msn@millier-commercial.co.uk](mailto:msn@millier-commercial.co.uk) or

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

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