

Miller Commercial

Chartered Surveyors and Business Property Specialists



24 King Street, Truro TR1 2RQ

- 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

£27,000 Per Annum Excl Leasehold

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, 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.

LEGAL COSTS

Each Party to bear their own.

BUSINESS RATES

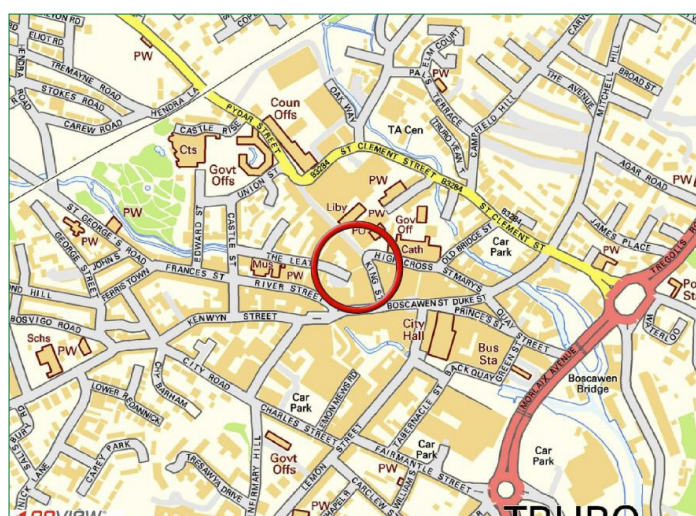
We refer you to the valuation office website www.voa.gov.uk where the property is showing a rateable value of £43,750 as per the 2023 assessment.

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:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

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