

Miller Commercial



Chartered Surveyors and Business Property Specialists



108a, Kenwyn Street, Truro TR1 3DJ

- LOCK UP SHOP
- NO BUSINESS RATES FOR QUALIFYING TENANT
- ATTRACTIVE RENTAL
- ESTABLISHED TRADING POSITION
- 250 SQ FT (23.2 SQ M)
- EPC D85

£7,750 Per Annum Excl Leasehold



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

LOCATION

Truro is the historic City of Cornwall and a popular year round destination. Kenwyn Street sits to the edge of Victoria Square and is in a mature established trading position. The property is set amongst independent and artisan retailers, restaurants, jewellers, Pollen, 108 Coffee and a short walk from the Cornwall Museum. Close to the bus stops and within a short walk of the main line railway station, car parking available nearby.

DESCRIPTION

108A Kenwyn Street is a Traditional "lock up shop" is a great opportunity to acquire a unit in this vibrant quarter of Truro.

SCHEDULE OF ACCOMMODATION

The shop has an area of:

250 sq ft (23.2 sq m)

WC To the rear.

LEASE TERMS

The shop will be available by way of a new proportional fully repairing and insuring lease on terms to be agreed between Landlord and Tenant.

Available Now.

SERVICE CHARGE

A service charge is administered in respect of maintenance of the exterior of the building and common areas. Full details can be supplied on request.

LEGAL COSTS

The ingoing assignee/tenant to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

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 £4,200. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. There is 100% relief until the end of June. From 1st July there will be a period until the end of 2021 where qualifying businesses will receive a 66.6% discount.

For further details please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>

VALUE ADDED TAX

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



ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within band D 85.

CONTACT INFORMATION

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

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

Will Duckworth on 01872 247034 or via email wd@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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.



Miller Commercial

