

Miller Commercial

Chartered Surveyors and Business Property Specialists



13 HIGH CROSS, TRURO, TR1 2AJ

- PROMINENT RETAIL UNIT TO LET
- ADJACENT TO CATHEDRAL
- GROUND FLOOR TRADING
- EPC - BAND D (92)
- **~REDUCED * £20,000 per annum excl**
- 848 SQ FT RETAIL
- ADDITIONAL 2,300 SQ FT OFFICE/STORAGE AVAILABLE ON UPPER FLOORS (SEPARATE NEGOTIATION)
- WOULD SUIT A VARIETY OF USES

LOCATION:

Situated in the heart of Truro in a very prominent position adjacent to the cathedral and looking onto a large pedestrianised section of high street. The prime retail streets of Pydar Street and King Street are immediately to the left of the property meaning it is very visible to passing traffic and footfall. Nearby occupiers include Hotel Chocolat, Regatta, Crew, Sports Direct, Deichman, Pandora and L'Occitane en Provence as well as a number of cafes, bars and pubs as well as other national and local retailers.

PREMISES:

The property comprises an attractive retail unit on the ground floor behind a period facade with impressive arched window and doorway to the front. Formerly a bakery and cafe, the property would suit a variety of uses from food and drink through to traditional retail or other uses under Class E such as offices, studio or a medical clinic. There are WCs on the ground floor.

SCHEDULE OF ACCOMMODATION:

Ground Floor - 78.78 sq m (848 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](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £24,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

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

VIEWING:

Strictly by prior appointment through Miller Commercial.

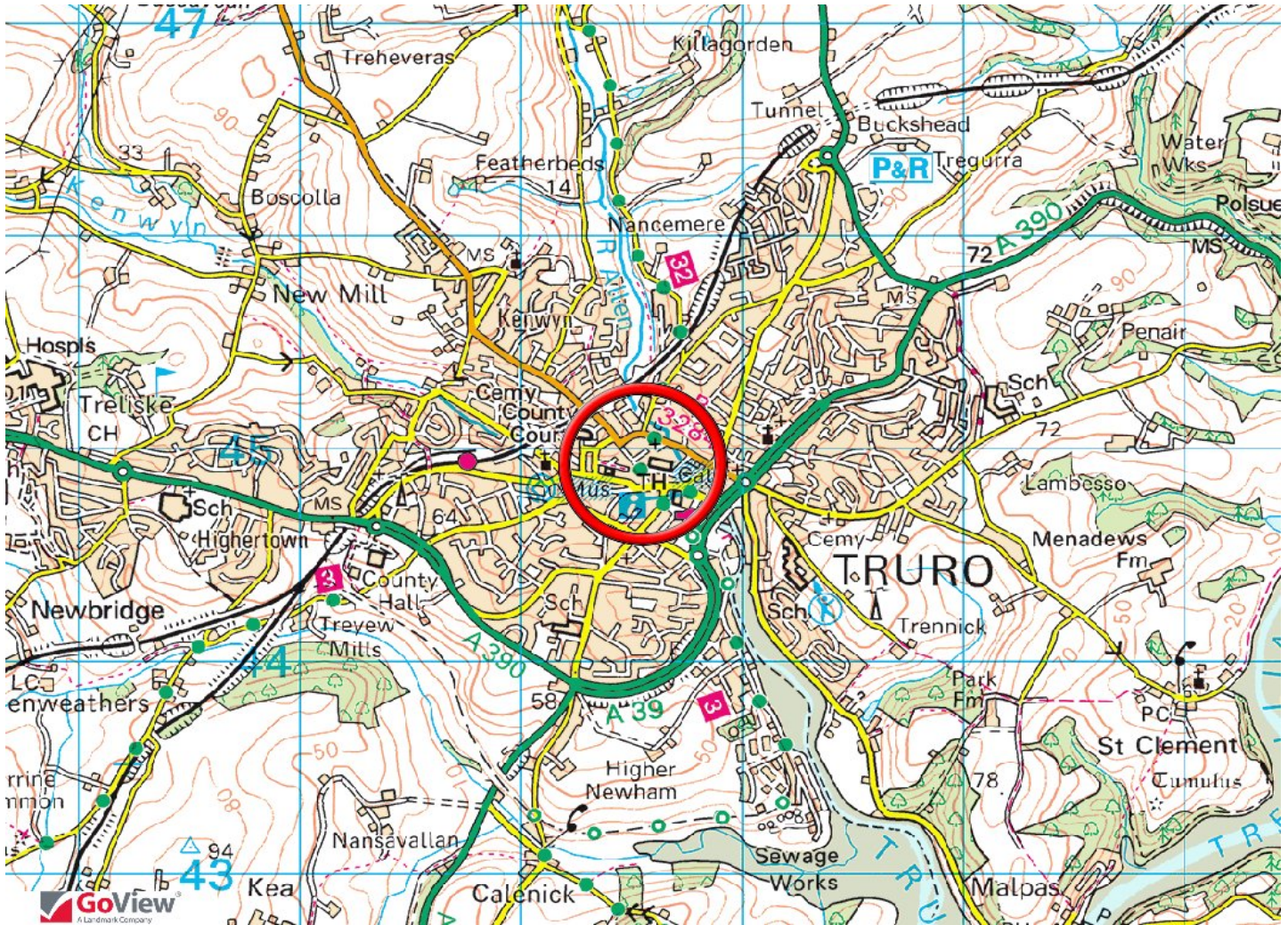
ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (92).

CONTACT INFORMATION:

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

Tom Smith on 01872 247013
Email ts@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.

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