



## 108c Kenwyn St, Truro, TR1 3DJ

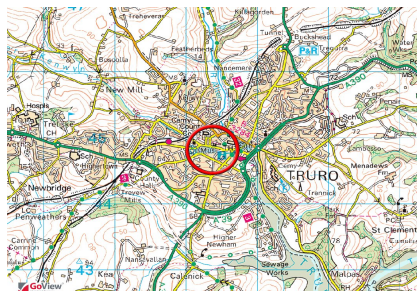
Kenwyn Street sits just off Victoria Square and is in a popular trading position, set amongst niche retailers, restaurants, jewellers and a short walk from the museum and City centre. The property is close to the bus stop for the park and ride and within a short walk of the main line railway station.

The unit is a well presented cafe/eatery with customer W/Cs, useful storage cupboards, attractive wooden flooring, and the current occupier has a council license for pavement tables and seating.

**£10,500 PA Leasehold**

- **LOCK-UP RETAIL PREMISES**
- **ESTABLISHED TRADING POSITION**
- **314 SQ FT (29 SQ M)**
- **NO BUSINESS RATES FOR QUALIFYING TENANT**
- **CURRENTLY TRADING AS A CAFE AND EATERY**
- **NEW LEASE OFFERED BY LANDLORD**





**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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### LOCATION:

Situated in a thriving area of Truro city centre, nearby occupiers include Hubbox, William IV public house, Piero's Italian Restaurant, 108 Coffee House, Clive Mitchell Cycles as well as a host of other chains and independent retailers.

### PREMISES:

The shop has an area of:  
314 sq ft (29 sq m)  
WC and storage cupboard with new water heater system to the rear  
Storage cupboard/pantry in main area

### LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a term to be agreed with the landlord at a rent of £10,500 PA.

### VAT:

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

### LEGAL COSTS:

The ingoing tenant to pay the cost of drafting the new lease.

### LOCAL AUTHORITY:

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://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 £7,100 rising to £10,250 from 1 April 2023. For small businesses this means no rates will be payable.

### 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 (68).

### CONTACT INFORMATION:

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

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