

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## Second Floor Office, 7-9 Old Bridge Street, Truro TR1 2AQ

- OFFICE TO LET
- CITY CENTRE LOCATION
- 355 SQ FT
- NEW LEASE AVAILABLE
- CLOSE TO CATHEDRAL AND CAR PARK
- EPC RATING D 96

**£3,500 Per Annum Excl Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

The office is situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. The property faces the Shoppers Car park, and also benefits from easy access to the city centre.

The property lies within the specialist retail area of Old Bridge Street, nearby occupiers include, The Guild of Ten Craft Centre, Chorley's, Winners Personnel and various independent restaurants and bars.

## DESCRIPTION

Second floor office suite with kitchenette and shared access WC.

## SCHEDULE OF ACCOMMODATION

355 sq ft (33 sq m)

## LEASE TERMS

The premises are offered by way of a new proportional full repairing and insuring lease at an initial rental of £3,500 per annum.

## LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## BUSINESS RATES

The rateable value of this property is £2,425, however do not rely on this information. This is below the threshold where rates are payable for single property businesses. We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171.

## SERVICES

Prospective tenants 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

## 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 (96).



## CONTACT INFORMATION

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

Will Duckworth on 01872 247034 or via email [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**VIEWING:** Strictly by prior appointment through Miller Commercial.

**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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