



9 DUKE STREET, TRURO, TR1 2QE

A lock-up retail premises located on the edge of the prime shopping area of the City of Truro. The property is arranged over three floors comprising a retail area on the ground floor with office/storage space above. The premises benefit from good levels of passing trade, being situated between Boscawen Street and the specialist trading quarter of St Marys Street/New Bridge Street. Other occupiers in the vicinity include The Entertainer, Pavers shoe shop, Seasalt Clothing, Pizza Express and Caffe Nero. The property is available immediately, by way of a new lease on a new FRI lease for a term by arrangement.

£16,000 per annum

- **TO LET**
- **LOCK UP RETAIL UNIT WITH UPPER FLOORS FOR OFFICE/STORAGE/OTHER USES**
- **WOULD SUIT A VARIETY OF USES**
- **701 SQ FT (65.2 SQ M) IN TOTAL**
- **GROUND FLOOR OF 260 SQ FT (24.2 SQ M)**
- **EPC RATING OF "C" (64)**

LOCATION:

A period retail premises comprising ground and two upper floors, which are well located in the heart of Truro City Centre close to Boscawen Street. The premises are situated amongst an thriving mixture of national and local retailers. Nearby occupiers include; Seasalt, Pavers shoe shop, Lakeland, The Entertainer, Pizza Express, Caffe Nero as well as a host of independent retailers, cafes and restaurants.

PREMISES:

The property comprises a retail premises on the ground floor with four private offices / meeting rooms upstairs. The building has undergone a substantial refurbishment and the ground floor benefits from new plaster walls and ceiling with recessed LED panel lighting. There is a kitchenette and WC on the upper floor. The building would suit a variety of uses, subject to planning, from A1 retail to A2 financial services as well as A3 cafe, now all under the wider Use Class of "E".

SCHEDULE OF ACCOMMODATION:

Ground floor - 260 sq ft (24.2 sq m)

First floor - 215 sq ft (20 sq m)

Second floor - 226 sq ft (21 sq m)

TOTAL - 701 SQ FT (65.2)

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. There is NO VAT to pay on the rent

BUSINESS RATES:

We understand the current rateable value is £11,500. For small businesses, this may qualify for exemption from paying business rates.

LEGAL COSTS:

The incoming Tenant to contribute towards the costs of setting up the new lease

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (64).

CONTACT INFORMATION:

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

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