

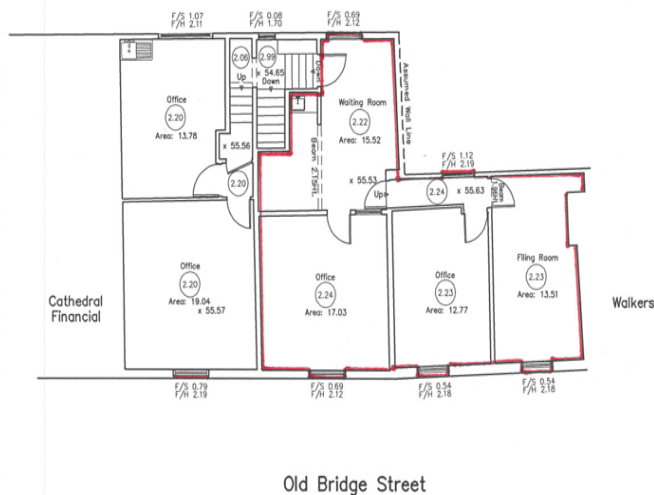


SECOND FLOOR OFFICES, 7-9 OLD BRIDGE STREET, TRURO, TR1 2AQ

The premises comprise a second floor office suite in Truro City Centre located on Old Bridge St. The premises comprise 3 private offices with a reception area and kitchenette. The offices share a communal WC and benefit from lots of natural light with an uninterrupted view across Truro.

- OFFICE TO LET
- CITY CENTRE LOCATION
- 3 PRIVATE ROOMS PLUS RECEPTION AREA
- IDEAL FOR 2-3 PERSON OFFICE
- 633 SQ FT (59 SQ M)
- EPC E (104)

RENT: £4,750 PER ANNUM EXCLUSIVE



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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

LOCATION:

The office is situated in a prominent position within Old Bridge Street, adjoining Riverside Walk and within close proximity to the Cathedral. Truro railway station and Truro bus station are both within walking distance as well as all of the amenities within the City Centre including a number of cafes, restaurants, shops and offices. The property benefits from a number of nearby carparks including Bridge St car park directly opposite.

Office 1 - 140 Sq Ft (13Sq M)
Office 2 - 144 Sq Ft (13.6 Sq M)
Office 3 - 182 Sq Ft (16.9 Sq M)
TOTAL (incl reception) - 633 Sq Ft (58.8 Sq M).

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease at an annual rent of £4,750 PAX. There is a service charge of £2,117.39 PA.

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> which shows that the current rateable value is £3,950. 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:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (104).

CONTACT INFORMATION:

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

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