



4-5 OLD BRIDGE STREET, TRURO, TR1 2AQ

Forming the ground floor of 4-5 Old Bridge St the premises have been home to a restaurant for many years and would suit another restaurant/cafe operator or it could change to retail use in this independent retailing quarter of Truro City.

In total there are 24 covers comfortably and the space could be reconfigured to expand this number.

The premises are available immediately by way of a new proportional FRI lease and are white-washed ready for a new tenant's fit out.

- LOCK UP RESTAURANT/RETAIL PREMISES
- 862 SQ FT (80.1SQ M)
- CENTRAL TRURO LOCATION
- CLOSE TO CAR PARK
- AVAILABLE IMMEDIATELY
- ENERGY PERFORMANCE ASSET RATING 'D' (82)

Rent: £12,500 Per Annum Exclusive



LOCATION:

The premises are situated in a prominent position within the specialist retail area of 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. Nearby occupiers include Bodega 18, Paul Morgan Associates, Winners Personnel and various independent restaurants and bars.

DESCRIPTION:

Forming the ground floor of 4-5 Old Bridge St the premises have been home to a restaurant for many years and would suit another restaurant/cafe operator or it could change to retail use in this independent quarter of Truro City. In total there are 24 covers comfortably and the space could be reconfigured to expand this number.

SCHEDULE OF ACCOMMODATION:

The accommodation comprises:

Restaurant area: 419 Sq Ft (38.9 Sq M)
 Kitchen: 160 Sq Ft (14.9 Sq M)
 First Floor Kitchenette/Staff Room: 87 Sq Ft (8 Sq M)
 First Floor Cupboard: 26 Sq Ft (2.4 Sq M)
 Shared W/C on the first floor

There is also a car park to the rear and one space is available at extra cost if desired.

SERVICE CHARGE:

There is a service charge of £1,956.50 for year ending 24 March 2024 alongside insurance contributions of £1,109.21 for year ending 24 March 2024.

LEASE TERMS:

The lease terms are proportional full repairing and insuring at a rent of £12,500 PAX for a term to be negotiated.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £12,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (82).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

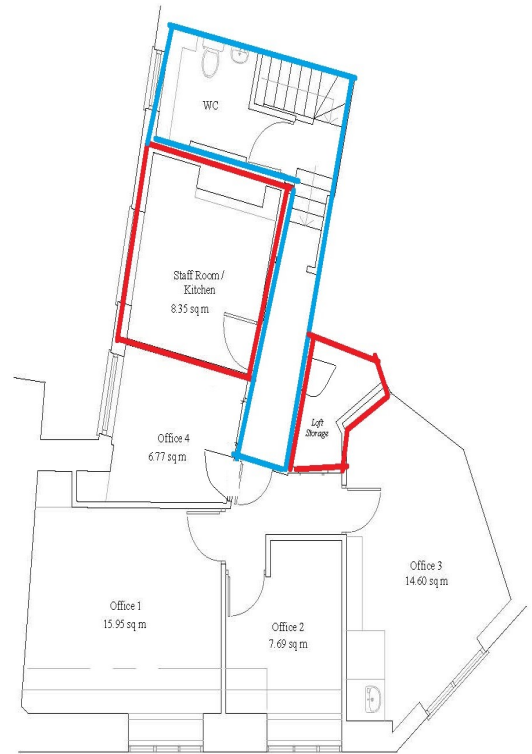
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



Ground Floor



First Floor



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



Miller Commercial

