



FIRST FLOOR OFFICES, 10 ST. MARYS STREET MEWS, TRURO, TR1 2BE

RENTAL £12,000 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

DESCRIPTION:

Light and spacious first floor office premises with independent access set in an attractive mews development in close proximity to Truro Cathedral. The property has an attractive facade, with the top half of the unit being slate hung and has dual aspect views, with the northern elevation overlooking the River Allet.

LOCATION:

St Marys Street Mews is in the centre of Truro just to the east of the Cathedral and the prime retail streets of Pydar Street and King Street. The unit overlooks the River Allet and is a stone's throw from the ever popular and convenient Shopper's Car Park. The immediate surrounding streets are well known for attracting very good quality independent retailers and numerous bars and restaurants including Boho 18, Vertigo, Zafiro's and Sam's in the City.

SCHEDULE OF ACCOMMODATION:

The property comprises:

Ground floor entrance with stairs leading up
Open plan office
WCs
Kitchenette
Rear private office space

Total size: 971 Sq Ft / 90.2 Sq M

SERVICE CHARGE:

There is a service charge for the property with full details available upon request.

TENURE / LEASE TERMS:

The premises are available by way of a new proportional full repairing and insuring lease at £12,000 per annum exclusive with other terms to be negotiated.

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 £10,250. For qualifying small businesses we anticipate that rates will not be payable. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:

The property is not elected for VAT therefore no VAT is payable on any sums.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (111).

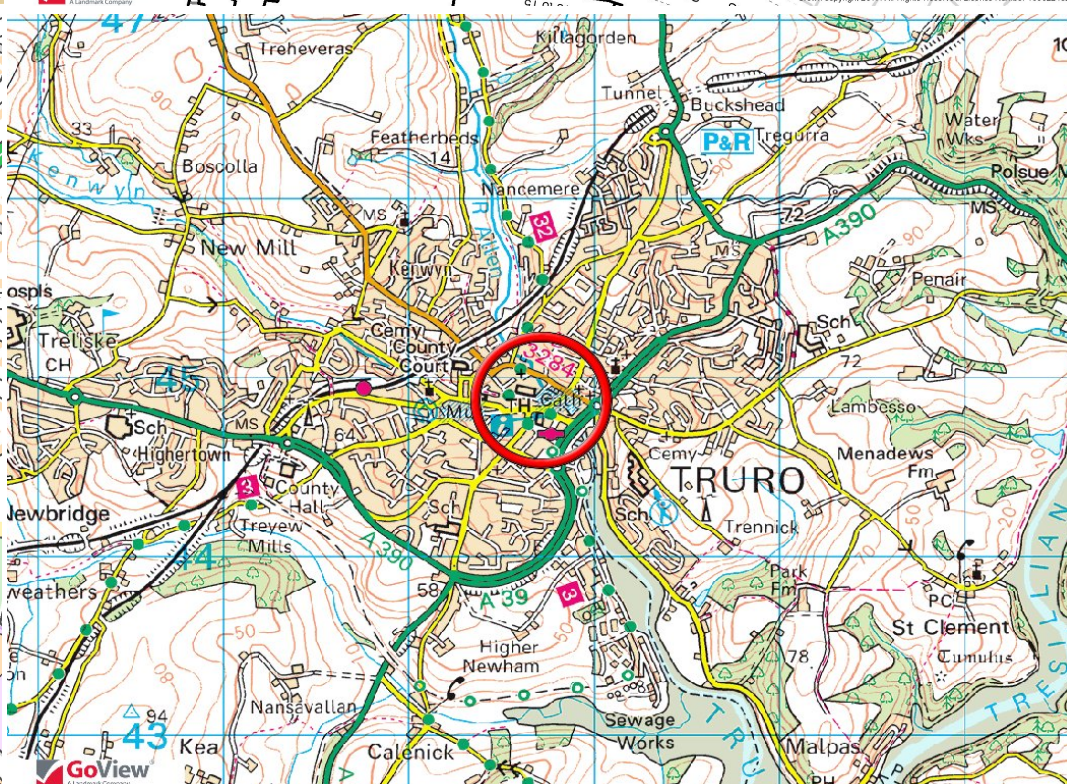
VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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