



7 NALDERS COURT, TRURO, TR1 2XH

Flexible retail space in a prime mews location in the centre of Truro, available immediately by way of a new lease Charmingly arranged over three floors, totalling 910 Sq Ft (84.5 Sq M), the premises are bright and airy with plenty of large windows, with the exterior due to undergo a refurbishment by the Landlord ready to receive a new tenant's fit out.

The space would suit a host of retail uses to complement other local businesses and must be viewed to be fully appreciated.

£12,000 PER ANNUM EXCLUSIVE

- **PRIME MEWS RETAIL UNIT TO LET**
- **GROUND FLOOR PREMISES WITH TWO UPPER FLOORS**
- **WELL KNOWN MEWS LOCATION OFF PYDAR STREET**
- **TOTAL FLOOR AREA: 910 Sq Ft (84.5 Sq M)**
- **NEW LEASE AVAILABLE**
- **EPC - APPLIED FOR AND EXPECTED BY APRIL 2025**

LOCATION:

The premises form part of Nalders Court, a charming mews street leading off Truro's prime retail pitch and main pedestrianised shopping area, Pydar Street. Within the Mews are a mixture of high street brands such as Crew Clothing, as well as independent traders including a Hair & Beauty Salon, a fashion boutique and an art dealer/picture framer. Nalder's Court provides a useful link through from Pydar Street to River Street and Truro's museum and the host of high street retailers in the location including Rituals, EE, Poundstretcher, Griggs Country Store and HMV.

DESCRIPTION:

Flexible retail space in a prime mews location in the centre of Truro, available immediately by way of a new lease and charmingly arranged over three floors totalling 910 Sq Ft (84.5 Sq M). The premises are bright and airy with plenty of large windows, with the exterior due to undergo a refurbishment by our client ready to receive a new tenant's fit out.

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SCHEDULE OF ACCOMMODATION:

The property has been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

Ground Floor - 411 Sq Ft (38.2 Sq M)
 First Floor - 352 Sq Ft (32.7 Sq M)
 Second Floor - 148 Sq Ft (13.7 Sq M)

Total: 910 Sq Ft (84.5 Sq M)

SERVICE CHARGE:

The maintenance of the exterior of the building and the common areas are subject to a service charge 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 a rent of £12,000 per annum with other terms open to negotiation.

VAT:

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

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £11,250. 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 has been applied for.

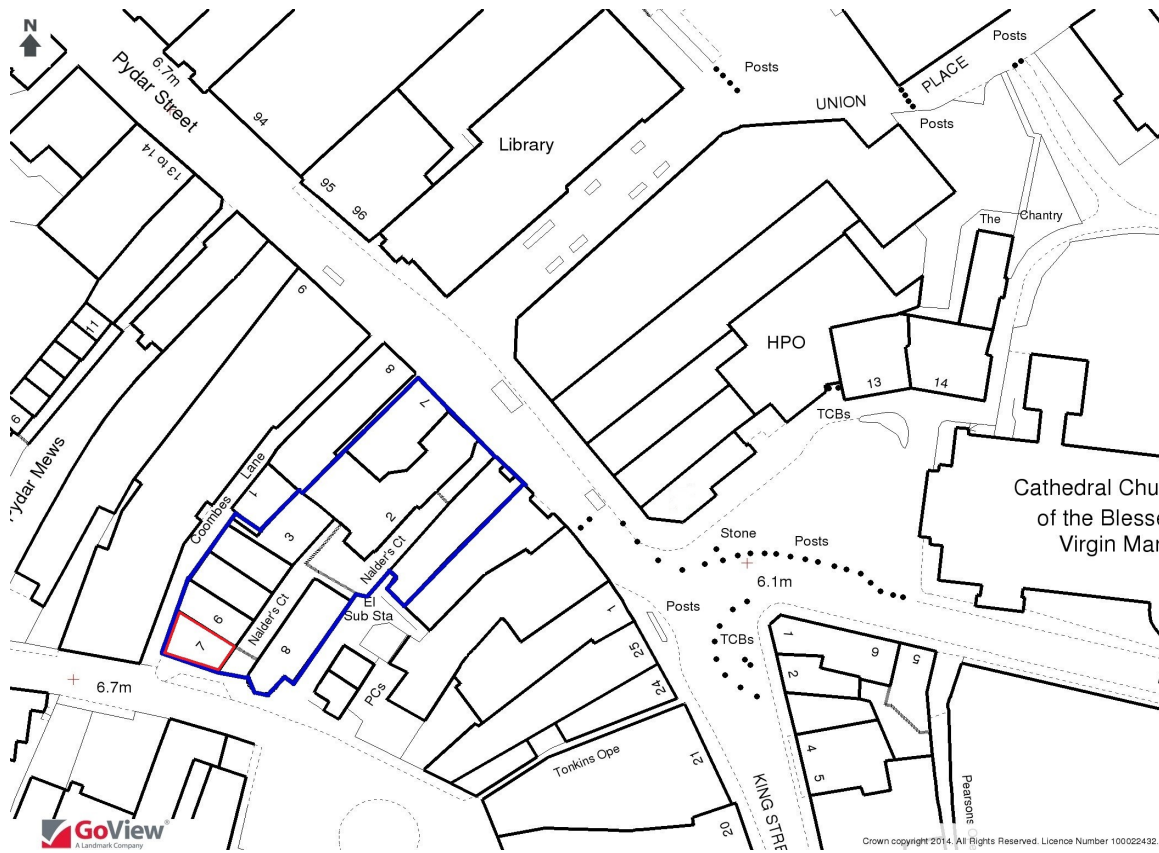
VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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