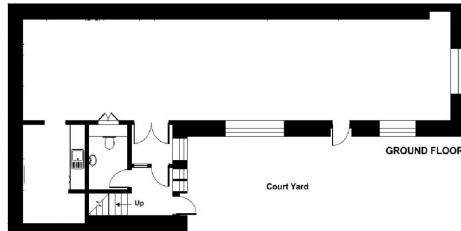




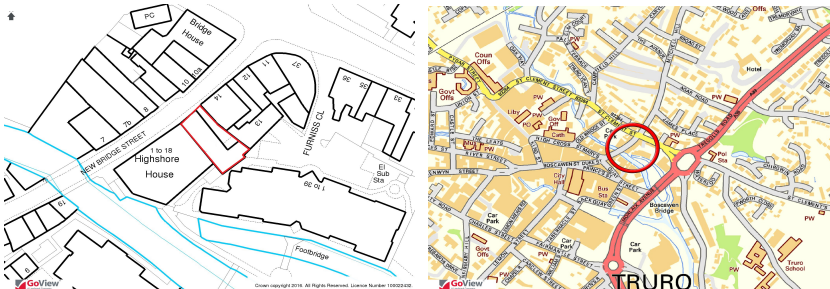
Ground Floor, 15 New Bridge St, Truro, TR1 2AA

Asking Rental £15,000 Per annum exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

15 New Bridge Street, Truro, TR1 2AAApproximate Area = 2817 sq ft / 261.6 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © RICS 2022. Produced by Miller Commercial LLP. REF: 857213.



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

New Bridge Street is one of the specialist retailing areas of Truro and includes a good mix of independent retailers, health and beauty outlets, specialist shops, cafe's and bars with professional services. The street is situated close to the Shoppers Car Park and the rest of the City Centre.

DESCRIPTION:

Number 15 is an historic building which is principally of stone construction which includes a gated courtyard to the side which has a slate finish and could provide outside seating/display space and access to the building. The ground floor comprises an open space with small storeroom behind and disabled WC. It is considered suitable for a variety of uses including retail/office and Health and Beauty.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Main Spcae	784	72.84
Storage/Staff	86	7.99
Disabled WC	0	0.00
Total	870	80.83

LEASE TERMS:

The premises are offered by way of a new lease for a minimum term of 3 years. The remaining terms are open to negotiation.

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:

The business rates have yet to be re-assessed following the refurbishment of the building.

**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:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk