





3 QUAY MEWS, QUAY STREET, TRURO, TR1 2UL

- LOCK UP RETAIL PREMISES
- 219 SQ FT (20 SQ M)
- CLOSE TO CAR PARKS & BUS STATION
- NEW LEASE OFFERED
- AVAILABLE IMMEDIATELY
- EPC APPLIED FOR

£4,500 PER ANNUM LEASEHOLD



LOCATION:

The premises are located in central Truro close to Duke Street/Boscawen Street, New Bridge Street and St Mary's Street. They are situated within a mews which include Inkfish Hairdressers, The Nail Lounge, Synergy Holisitic Health and SkullduggeryTattoo and Wax Boutique.

PREMISES:

A ground floor lock-up retail/office unit with a room on the first floor. The premises along with the other occupiers with the Mews share WC facilities at the end of the Mews alongside Inkfish. There is not any mains water or drainage within the unit.

SCHEDULE OF ACCOMMODATION:

Ground Floor 115 sq.ft (10.7 sq.m) First Floor 104 sq.ft (9.7 sq.m)

LEASE TERMS:

The premises are available to let on a new internal repairing and insuring lease for a minimum 3 year term.

SERVICE CHARGE:

There is a service charge which covers the building insurance and maintenance of the exterior and common parts. This is currently £210 per quarter.

VAT:

VAT is not currently payable in addition to the rental.

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. If the property is occupied by a business that holds only one commercial property it will qualify for full business rates relief under current legislation.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate has been applied for and will be available shortly.





CONTACT INFORMATION:

For further information or an appointment to view 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









1-6 Quay Mews, Truro, TR1 2UL

13'2 (4.01) x 9'4 (2.84)

Approximate Area = 2137 sq ft / 198.5 sq m For identification only - Not to scale

13'3 (4.04) x 9'5 (2.87)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Miller Commercial LLP. REF: 989342

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