

Miller Commercial

Chartered Surveyors and Business Property Specialists



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



01872 247000 | www.miller-commercial.co.uk

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 Holistic Health and Skullduggery Tattoo 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

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For identification only - Not to scale

