



PRINCES HOUSE, PRINCES STREET, TRURO, TR1 2EY

One of CORNWALL'S FINEST GEORGIAN PROPERTIES, Princes House is a GRADE II* LISTED four storey former townhouse that is now a multi let office building. It has become a HUB OF ARTISAN CRAFTS WORKERS and small scale, niche producers. The property is located on Princes Street, just off Boscawen Street near to Lemon Quay and the bus station and Truro's Pannier Market.

There is currently one small studio / workshops to let on flexible lease terms on the first floor. Artisan businesses are encouraged to get in contact to discuss current availability.

£3,900 per annum

- TO LET
- ARTISAN STUDIO SPACE IN A LANDMARK GRADE II* LISTED BUILDING
- 217 SQ FT (20.16 SQ M)
- UNITS OFFERED ON FLEXIBLE LEASE TERMS
- COMMUNAL KITCHENETTE, WIFI AND WCS
- EPC RATING D (83)



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Located in the center of Truro amongst the many shops, cafes, bars and pubs the City has to offer. Moments from the main bus depot and a short walk to the mainline train station, there are a number of nearby pay and display car parks.

PREMISES:

This unique and inspiring building embodies a spirit of art, design and craftsmanship and would suit like minded individuals who specialise in producing artisan products. Within the building are, amongst others, a range of occupiers including a milliner, a jewellery designer, a bespoke cake and confectioner, an artist, a personal trainer, a beautician as well as a wedding dress boutique. There are shared kitchen, WC and communal WIFI facilities within the building.

SCHEDULE OF ACCOMMODATION:

Room F3 - 251 sq ft (23.3 sq m)

LEASE TERMS:

The premises are available to let on a new proportionally full repairing and insuring lease.

There is a service charge that maintains the common areas, cleaning and maintenance of the building. Full details on application.

VAT:

All the above rentals are quoted exclusive of VAT.

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>. For small businesses with one business premises, these units are likely to fall below the minimum level for paying rates.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (83).

LEGAL COSTS:

The incoming lessee to pay a contribution towards the landlord's reasonable incurred legal costs in connection with the transaction.

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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