

10-11 Victoria Square

To Let

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Location

Truro is the capital of Cornwall. Occupiers in the city centre include M&S, Primark, Boots, New Look as well as more aspirational retailers including Jack Wills, White Company and White Stuff.

The subject unit is situated on the edge of the main retailing pitch with nearby occupiers including Fat Face, Mountain Warehouse, Starbucks, Boots Opticians and Burger King.

Accommodation

The unit is arranged over ground floor: providing the following approximate area:

Ground floor:	614.27 sq m	6612 sq ft
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Rent

The current annual rent is £113,750 per annum exclusive.

Tenure

The property is available by way of an assignment of the existing lease expiring 27 June 2029.

Business rates

Rateable Value (2019) £96,000

(The Government has introduced a transitional phasing system, which phases in increases/ decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority).

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

To be assessed.

VAT

VAT if applicable will be charged at the standard rate.

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