

# green&partners

PRIME SHOP TO LET

# TRURO

# UNIT 92, PYDAR STREET REVISED QUOTING RENT

#### DESCRIPTION

The premises occupy a prime trading location adjacent to TK Maxx and Boots with other nearby occupiers including Holland & Barrett, New Look, Halifax, Lush, Next, Jack Wills and Superdry.

Please refer to the attached copy of the Street Traders

## **ACCOMMODATION**

The premises are arranged over ground and first floors and comprise the following approximate areas:-

 Gross Frontage
 26 ft. 9 ins
 (8.15 m)

 Net Frontage
 25 ft. 6 ins
 (7.77 m)

 Ground Floor Sales
 3,931 sq. ft.
 (365.19 sq. m)

 First Floor Ancillary
 2,693 sq. ft.
 (250.18 sq. m)

## LEASE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed subject to 5 year upward only rent reviews.

## RENT

£89,000

per annum exclusive.

#### **BUSINESS RATES**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value: £126,000.00
Rates Payable (19/20): £66,820.00

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

# **EPC**

The property has an EPC rating of C 63. A full report is available upon request.

#### LEGAL COSTS

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

#### VIEWING

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

**Mike Willoughby** 020 7659 4827 mike.willoughby@greenpartners.co.uk

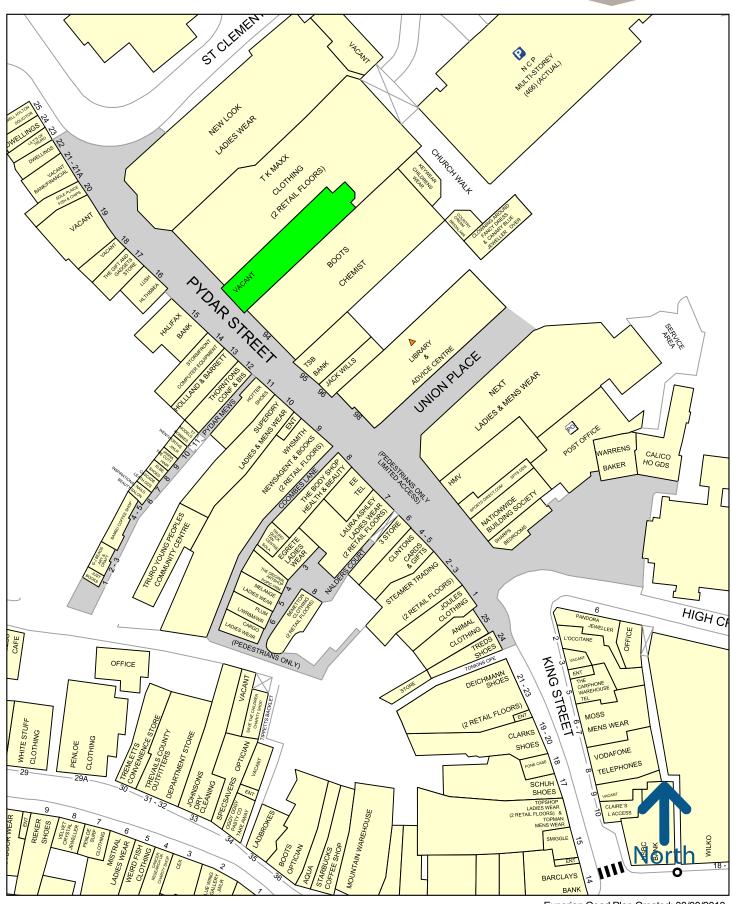
**Harry Jeffery** 020 7659 4837 harry.jeffery@greenpartners.co.uk

Subject To Contract

020 7659 4848 greenandpartners.co.uk Green & Partners is the trading name of Green & Partners LLP.

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Experian Goad Plan Created: 30/08/2018 Created By: Green and Partners

50 metres