



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 Plan.

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

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harry.jeffery@greenpartners.co.uk

Subject To Contract

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