

# UNIT 8 ST MARY STREET MEWS, TRURO, TR1 2BE



- REDUCED RENT!
- RETAIL UNIT TO LET
- CLOSE TO TRURO CATHEDRAL
- SUB LEASE FOR A TERM BY ARRANGEMENT
- 240 SQ FT (22 SQ M)
- AVAILABLE IMMEDIATELY
- EPC RATING - BAND C

**£4,000 PER ANNUM EXCL  
LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

The property comprises a ground floor retail unit in St Marys Street Mews, an attractive mews development of retail units, in the centre of Truro, just to the east of the Cathedral and the prime retail streets of Pydar Street and King Street, near the Shopper's Car Park.

The immediate surrounding streets are well known for attracting very good quality independent retailers and numerous bars and restaurants including the Old Grammar School, Vertigo and Sam's in the City.

## PROPERTY

The property has an attractive facade, with the top half of the unit being slate hung and has a large shop frontage. The premises is currently used for storage, however the interior of the property is in good condition, and with some refurbishment work, would easily lend itself to alternative uses, and provide an opportunity for an A1 or possibly A3 retailer.

## SCHEDULE OF ACCOMMODATION

240 sq ft (22 sq m).

## TENURE

The premises is being offered by way of a sublease for a term to be agreed. The head lease extends to 13th November 2026. The lease is fully repairing and insuring.

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICE CHARGE

There is no service charge currently payable.

## BUSINESS RATES

For businesses for which this would be their only business premises, the offices fall beneath the minimum business rates threshold so there would be no rates liability. However, please do not rely on this information but speak to the local authority or the valuation office agency on 0300-1234-171

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (65).

## CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)



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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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