

# 24 KING STREET, TRURO, TR1 2RQ



- PRIME PITCH IN CENTRAL TRURO
- GRADE II LISTED RETAIL UNIT TO LET
- GROUND FLOOR RETAIL AREA - 658 SQ FT (61.1 SQ M)
- TWO ANCILLARY FLOORS ABOVE
- NEW FULL REPAIRING LEASE
- EPC RATING - D (76)

£45,000 PER ANNUM EXCL  
LEASEHOLD

## Miller Commercial

The business property specialists



## LOCATION

An extremely well located and prominent retail unit situated on the prime pitch of King Street, at the junction of Pydar Street and High Cross, where the Cathedral is situated. Nearby retailers include Next, Laura Ashley, H&M, White Company, L'Occitane en Provence, Joules, Hotel Chocolat and Jack Wills. There are 4 multi storey car parks within 5 minutes' walk of the building and Truro mainline station is under 10 minutes' walk from the building.

## ACCOMMODATION

Ground Floor

Retail Area - 658 sq ft (61.1 sq m).

Retail Area ITZA - 429 sq ft (39.9 sq m).

Gross Frontage - 4.65 m.

Net Frontage - 3.07 m.

First Floor

3 rooms plus Kitchen totalling 551 sq ft (51.2 sq m).

M & F WCs

Second Floor

3 rooms totalling 352 sq ft (30.2 sq m).

## TENURE

Leasehold - The premises are offered by way of a new full repairing and insuring lease.

## LEGAL COSTS

Each Party to bear their own.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) where the property is showing a rateable value of £48,000. From April 2019, A1 retail premises with a rateable value below £51,000 will benefit from a 1/3 off discount for a two year period.

## VALUE ADDED TAX

The above rental is quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

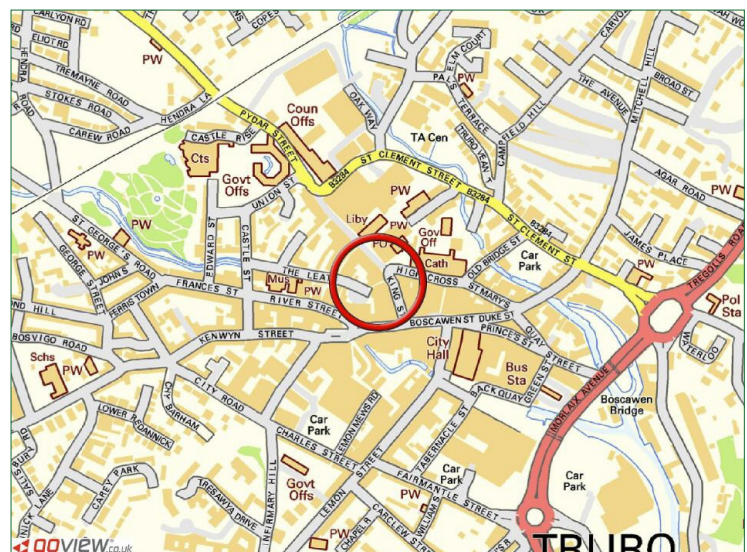
The Energy Performance Certificate relating to this property is currently within Band 'D' (76).

## CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

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



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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



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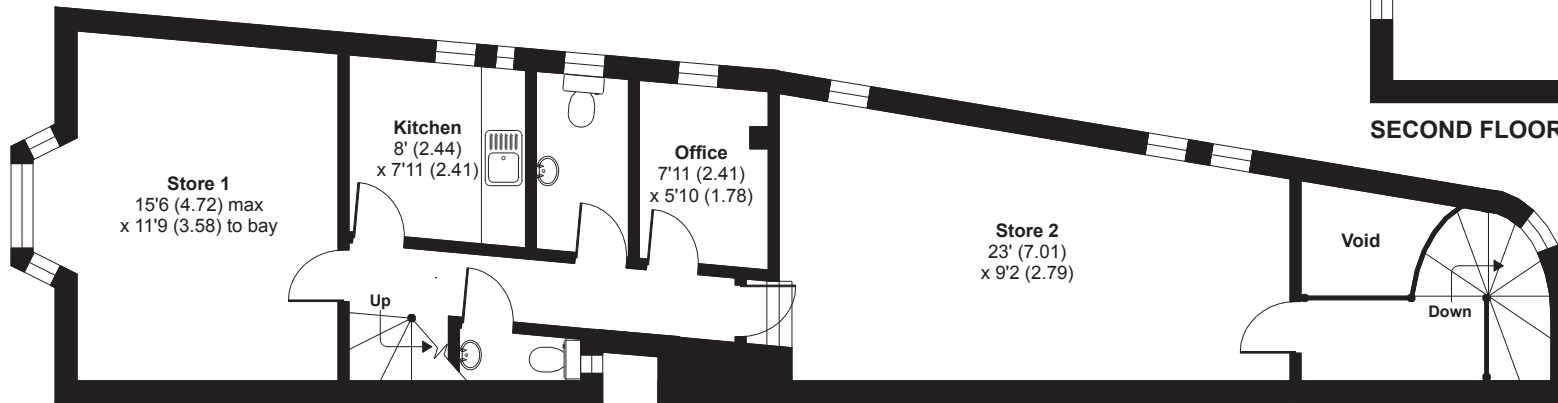
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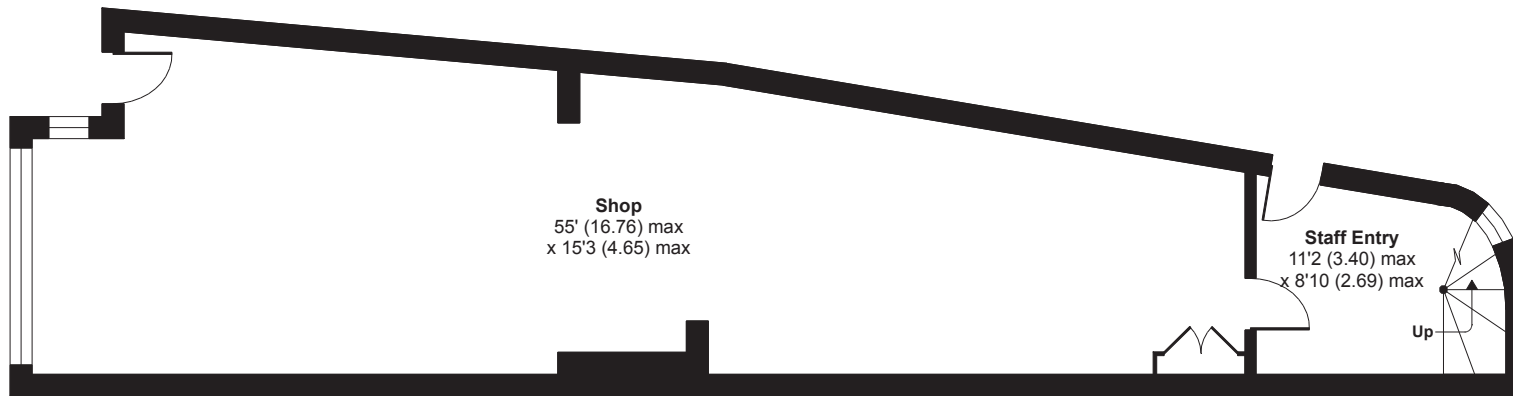


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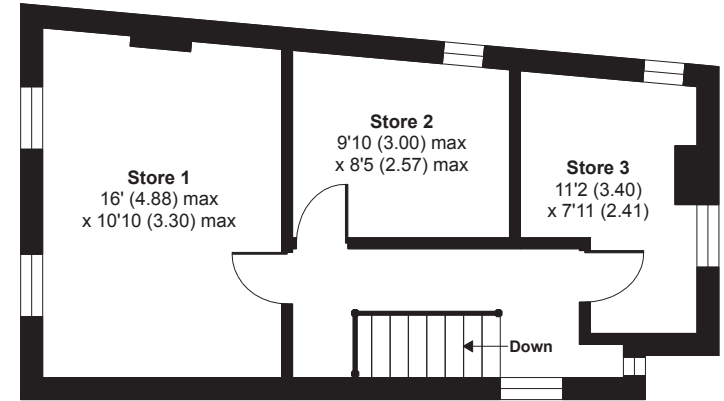
APPROX. GROSS INTERNAL FLOOR AREA 1980 SQ FT 183.9 SQ METRES (EXCLUDES VOID)



FIRST FLOOR

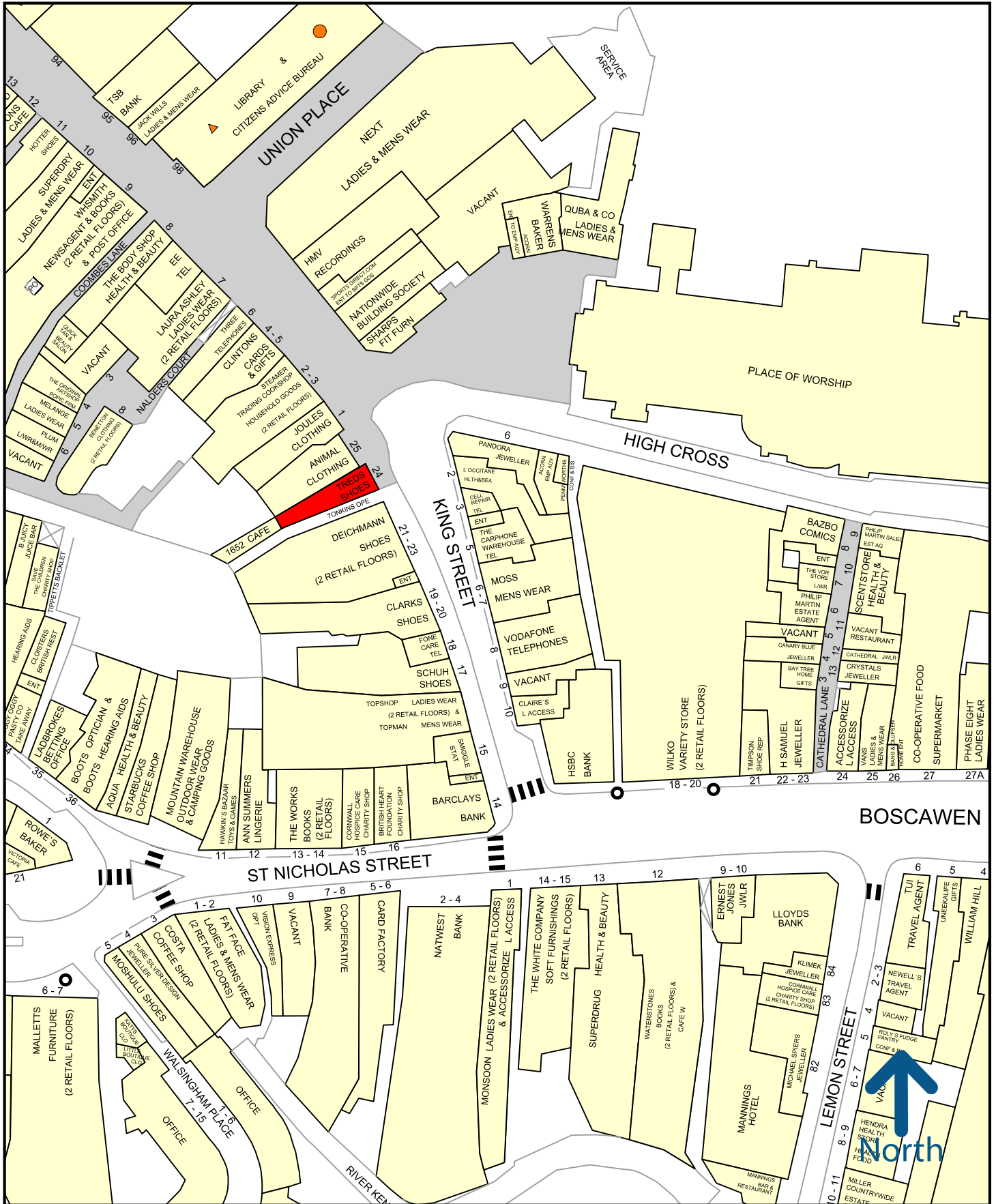


GROUND FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Experian Goad Plan Created: 14/02/2019  
Created By: Miller Commercial LLP

