



TRURO, CORNWALL

Former Post Office

LOCATION

Truro is a city and civil parish in Cornwall. Truro is Cornwall's county town. It is the centre for leisure and retail. The recorded population in 2011 census was 18,766.

The subject property is located in a prominent location on the pedestrianised Pydar Street.



Nearby occupiers include Next, Boots, Joules Clothing, TK Maxx and Laura Ashley.

DESCRIPTION

The accommodation is across ground with rear servicing and first floor ancillary areas.

ACCOMMODATION

The property has the following approximate floor areas;

Description	SQ M	SQ FT
Ground Floor Sales	295	3,175.53
First Floor Ancillary	53	570.52
Total	348	3,746.05

These areas require on-site verification and agreement.

TENURE

The property is held on a long leasehold basis, on a 99 year lease from 25 March 1973.

USER

The property has A1 planning consent. Subject to planning, A3 use may be considered.

RATES

We understand the premises are asses for rates as follows:

Description	Rateable Value	Rates Payable Uniform Business Rate (2017/18) 0.479p
Post Office & Premises	£117,000	£56,043

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority.

OFFERS

We are inviting offers.

LEGALS COSTS

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

EPC

An Energy Performance Certificate can be provided on request.

FURTHER INFORMATION

To be provided by the agent

Annie Newman

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Subject to Contract January 2018

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