



UNIT 4, TINNERS COURT, TRURO

UNIT 4 TINNERS COURT TRURO CORNWALL TR1 2LL

- TRURO CITY CENTRE RETAIL PREMISES
- GROUND FLOOR RETAIL SHOP WITH ANCILLARY STORES
- NIA: 81.09 SQ M (873 SQ FT)
- BUSY AND SPECIALIST TRADING LOCATION
- ADJACENT TO THE PANNIER MARKET & IN CLOSE PROXIMITY TO M&S, PRIMARK & WETHERSPOONS
- SITUATED IN ATTRACTIVE COURTYARD
- AVAILABLE ON A NEW LEASE
- SUITABLE FOR CLASS E (FOOD USES NOT ACCEPTABLE)

RENT £15,000 PLUS VAT



LOCATION

The property is located in the Cathedral City of Truro, which is regarded as the administrative and retail centre of Cornwall. The city benefits from a substantial number of national, regional and local retailers and plays a pivotal role in the economy, both for the local employment base and tourism sectors.

Tinners Court is situated only metres from Back Quay/Lemon Quay which is a popular retail area of the city. Retailers on the Quay and within close proximity include Marks & Spencer, Primark, Caffè Nero, Ann's Cottage and Cotswolds. The Lemon Quay piazza is regularly used for festivals and markets. Opposite the property is Truro Pannier Market, Truro's largest indoor market with in excess of 50 stalls, with a rich variety of small independent retailers, and which provides a popular link between Princes Street with Back/Lemon Quay.

DESCRIPTION

The property provides a ground floor retail premises with WC and stores to the rear. The premises would be suited to a wide range of commercial uses subject to landlord's prior consent, but to exclude food operations.

ACCOMMODATION (Areas are approximate)

Width : 5.83 m

Depth : 13.91 m

NIA : 81.08 sq m (873 sq ft)

TENURE

The premises are available by way of a new lease on the following terms, all subject to negotiation.

Term : New 6 year lease

Repair : Internal repair plus shop front

Use : E Class (retail, offices, gallery, beauty etc)

No food uses will be permitted

Review : 3 yearly

BUSINESS RATES

The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Current rateable value (1 April 2023 to present) £9,600

SERVICES

We understand the property is connected to mains electricity, mains water and mains drainage.

LEGAL COSTS

The tenant will be expected to contribute to the landlord's reasonable costs incurred in the preparation of the lease.

EPC

A new EPC has been commissioned.

RENT

£15,000 plus VAT.

VAT

We are advised that the property is currently elected for VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole letting agents.

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