

# RETAIL SUPERSTORE FAIRMANTLE STREET TRURO, CORNWALL TR1 2EQ



# RETAIL PREMISES TO LET

## FAIRMANTLE STREET, TRURO, CORNWALL, TR1 2EQ



EDGE-OF-TOWN RETAIL SUPERSTORE

HIGHLY VISIBLE PROMINENT ROADSIDE (A39) LOCATION

ALLOCATED PRIVATE ON SITE PARKING

OPEN RETAIL USE CONSENT TO INCLUDE FOOD. ALTERNATIVE USES CONSIDERED

LEVEL WALK TO CITY CENTRE. OPPOSITE CAR PARK TO M&S, TESCO AND ALDI

### RENT ON APPLICATION

#### LOCATION

The property is located in a central position within the Cathedral City of Truro, the county's commercial and administrative capital. Within easy reach of Falmouth, Redruth, St Austell the City is the dominant retail location in Cornwall with an estimated catchment population of circa 400,000 persons, enhanced by the large number of tourist visitors attracted to Cornwall throughout the year.

#### SITUATION

Fronting the A39 the property is found overlooking Garras Wharf roundabout which feeds the principal city and through traffic into the City Centre and to the ring road leading to St Austell, the A30 and Falmouth. The property is in close proximity to the entrance to one of Truro's principal shoppers car parks, Marks & Spencer, Tesco and the newly opened Aldi superstore. The City centre is within 5 minute level walk.

#### SUMMARY

The property comprises a purpose built detached retail premises, until recently occupied by Iceland. The property is ideally suited for a variety of retail and commercial occupiers. The ground floor retail sales area has large window displays and signage with visibility to the A39. The first floor comprises ancillary staff areas, with onsite allocated private parking for circa 23 cars plus loading bay.



## ACCOMMODATION

All measurements are approximate and should be checked. Maximum dimensions shown.

RETAIL SALES AREA 21.56m x 23.73m (max)

Incorporating managers\admin office & store rooms of circa 3.03m x 8.52m

REAR ANCILLARY\POTENTIAL SALES 16.40m x 12.08m

Incorporating loading, WC, stores

FIRST FLOOR 7.91m x 11.95m

GROUND FLOOR	657.05 sq m	(7,072 sq ft)	Gross Area
FIRST FLOOR	93.65 sq m	(1,008 sq ft)	Gross Area

TOTAL FLOOR AREA **750.65 sq m (8,080 sq ft)**

PARKING circa 27 Spaces

SITE AREA c. 0.40 Acres

## RENT

On application

## VAT

VAT is applicable to payments due under the terms of the lease.

## ENERGY PERFORMANCE CERTIFICATE

Iceland Foods Plc Fairmantle Street TRURO TR1 2EQ	Energy rating <b>D</b>
Valid until <b>1 August 2023</b>	Certificate number <b>0030-1927-0367-6740-3050</b>

## BUSINESS RATES

Prospective occupiers should check with Cornwall Council as to the actual rates payable.

Shop and Premises    Rateable Value    2023    £85,500

## LEASE TERMS

The property is offered by way of a new lease on the following salient terms:

Length	10/15 years
Breaks	Tenant breaks to be agreed
Repair	Full Repairing and insuring

## FURTHER INFORMATION

Please contact SBC Property on 01872 277397



These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property. SBC Property is the trading name of Scott Burrige Commercial LLP

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A39

PRIMARK

M&S  
EST. 1884

336 SPACES

TESCO



A39

**VIEWINGS \ FURHTER INFORMATION**

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**Promap**  
LANDMARK INFORMATION

Getmapping plc 2017.  
Plotted Scale - 1:1250. Paper Size - A4

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