



MARKS & SPENCER

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TRURO
FARMERS
MARKET
— Every —
WEDNESDAY
& SATURDAY
LEMON QUAY Truro



RETAIL SHOP TO LET TRURO, LEMON QUAY CORNWALL TR1 2LW

- TRURO PRIME RETAIL SHOP - FORMER DEBENHAMS
- PRIME TRADING POSITION
- EXTENSIVE GROUND FLOOR RETAIL
- POTENTIAL RESTAURANT\BAR
- ADJACENT TO MARKS AND SPENCER, O2, PRIMARK, JD SPORTS, CAR PARKING
- GROUND FLOOR 647 SQ M (6,964 SQ FT)
- UPPER FLOOR ANCILLARY 156 SQ M
- NEW LEASE AVAILABLE, 5/10 YEARS
- E CLASS OTHER USES CONSIDERED

LEASEHOLD - RENT ON APPLICATION



LOCATION

Truro is the county's principal commerce and retail centre, with its resident population of circa 23,000 surpassed with a catchment of circa 400,000 persons enhanced by the large number of annual tourist visitors to Cornwall.

Lemon Quay occupies a central position within Truro's City Centre occupied by Marks and Spencer, Primark, JD Sports, O2 and Wetherspoons and in close proximity to the bus and coach stations with extensive parking nearby, 370 Pay-and-display Spaces are found at the rear of the property.

DESCRIPTION

The property comprises a flagship retail store, formerly occupied by Debenhams adjacent to the main entrance to Marks and Spencer, O2 and Primark. Internally the ground floor sales area is predominately open plan. Ancillary stores are found at second floor level. Loading is available from the rear

Ideally suited for retail, or alternative uses to include restaurant.

ACCOMMODATION

Net Internal Width 12.15m widening to 21.72m

Max Depth 39.50m

Ground Floor 647 sq m (6,964 sq ft)

Second Floor Store 156 sq m (1,679 sq ft)

First floor sales\stores of 794 sq m may be available by separate negotiation.

LEASE DETAILS

The property is offered by way of a full repairing and insuring lease subject to Service Charge, for a term of years to be agreed.

RENT

Rent on application.

BUSINESS RATES

Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable.

Rateable Value to be assessed following subdivision works.

EPC

EPC Rating : **C**

Under Certificate Number : **0950-8977-0321-9370-6054**

Valid until : **16th June 2029**

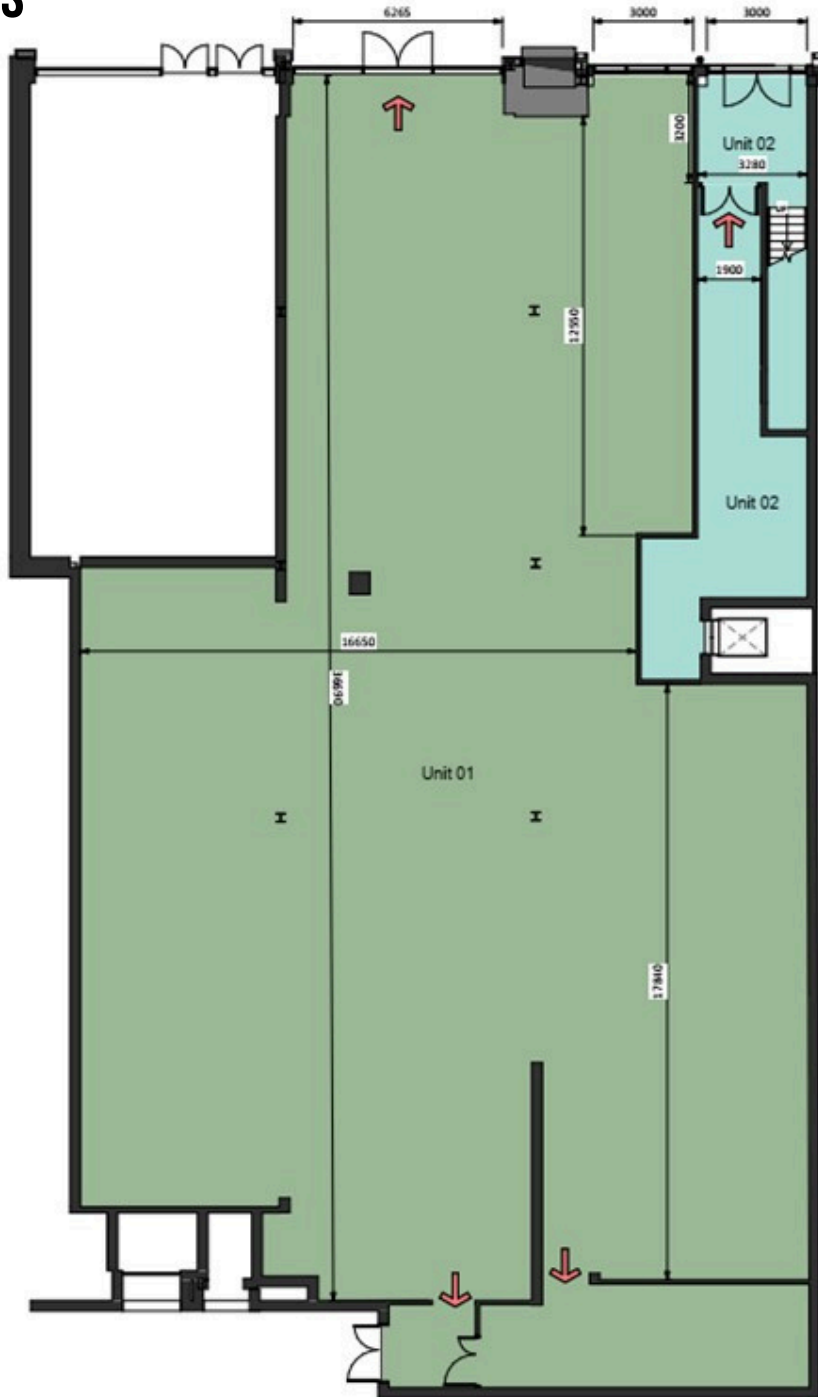
VAT

Is applicable.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

PLANS



VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the joint letting agents

SBC Property

Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX



FAO : Mike Scott
TEL : 07738 321141
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FAO : Barney Peters
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VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the joint letting agents

CBRE

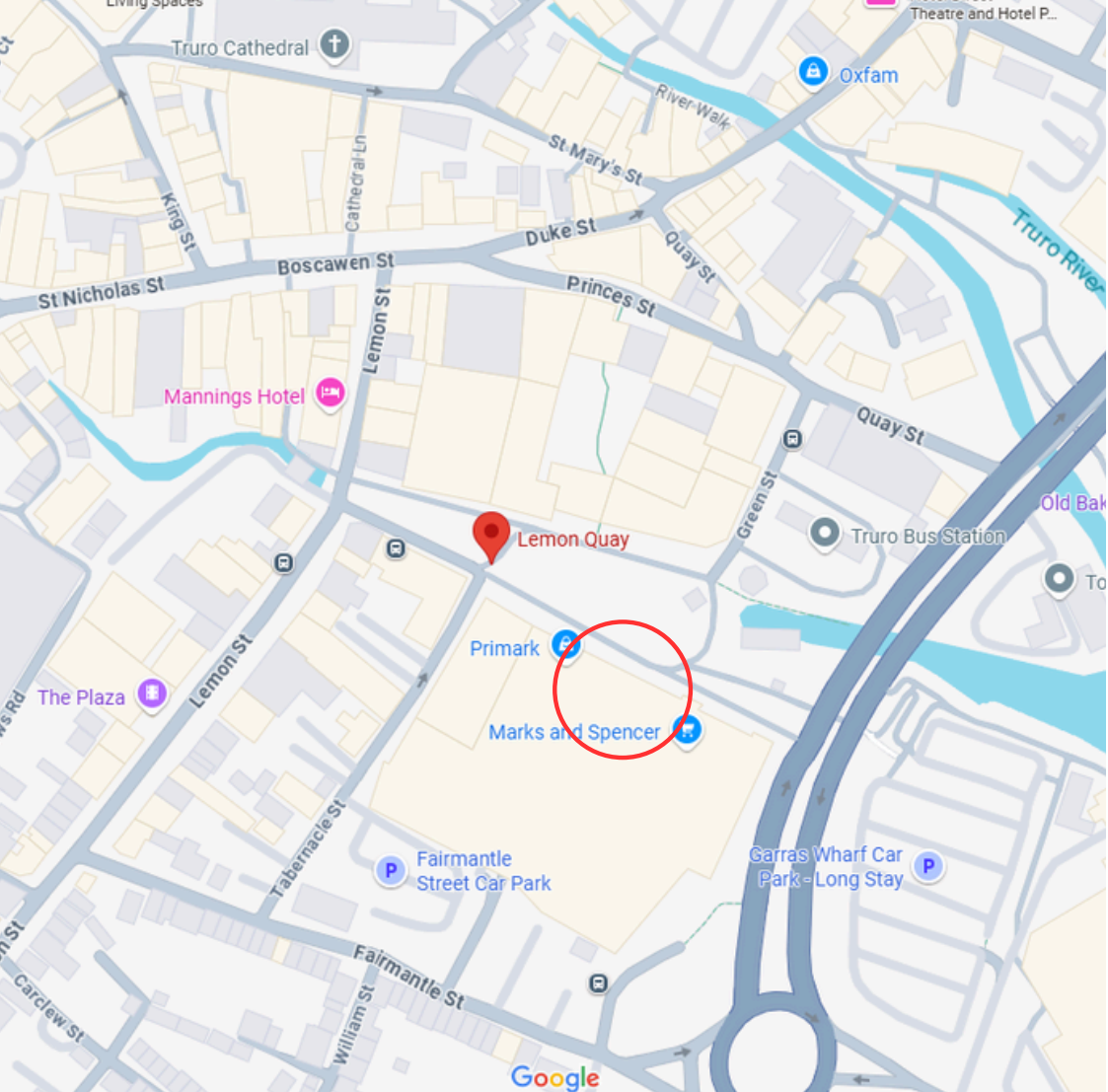
Clifton Heights
Triangle West
13th and 14th Floors
Bristol BS8 1EJ



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CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the sale.