

PRIME RETAIL UNIT

TRURO
16 KING STREET
CORNWALL
TR1 2RQ

SBC
PROPERTY

01872 277397



PRIME RETAIL UNIT TO LET

TRURO CITY CENTRE GRADE II LISTED RETAIL PREMISES IN PRIME TRADING LOCATION
PROMINENT FRONTAGE. INTERNAL SHOP FIT
GROUND & FIRST FLOOR SALES WITH ESCALATOR ACCESS. AMPLE ANCILLARY AREAS
NET AREA CIRCA 1,584.64 SQ M (17,057 SQ FT). REAR LOADING.
NEARBY OCCUPIERS INCLUDE DIECHMANN, HOTEL CHOCOLAT, WHITE COMPANY, VODAFONE,
BARCLAYS & HSBC. NEW LEASE AVAILABLE

RENT ON APPLICATION

TEL: 01872 277397

16 KING STREET, TRURO, CORNWALL TR1 2RQ

LOCATION

The premises are situated in an excellent prime trading position within Truro's City centre. Truro is the county's principal retailing location, with a catchment population of circa 300,000 persons.

Nearby occupiers include Clarks Shoes, Diechmann, Hotel Chocolat, White Company, Barclays and HSBC .

DESCRIPTION

This Grade II Listed property comprises a substantial prime retail unit with accommodation arranged over four floors.

The ground floor consists of retail sales area with escalator access to the first floor sales, with the second and third floors provide office space and staff ancillary.

The sales areas are fitted for retail use.

ACCOMMODATION Areas are approximate.

Ground Floor

Net internal sales 455.5 sq m (4,903 sq ft)

First Floor

Office/Store 407.8 sq m (4,390 sq ft)

Second Floor

Office/Store 455.6 sq m (4,796 sq ft)

Third Floor

Office/Store 275.7 sq m (2,968 sq ft)

TENURE

The premises are available leasehold by way of a new lease, on terms to be agreed.

RENTAL

Rent on application

BUSINESS RATES

Rateable Value £179,000

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

EPC

An Energy Performance Certificate has been recorded at grade E (103). Certificate available upon request.

LEGAL COSTS

Each party to bear their own costs with this transaction.

VAT

To be confirmed.

JOINT AGENTS - CBRE

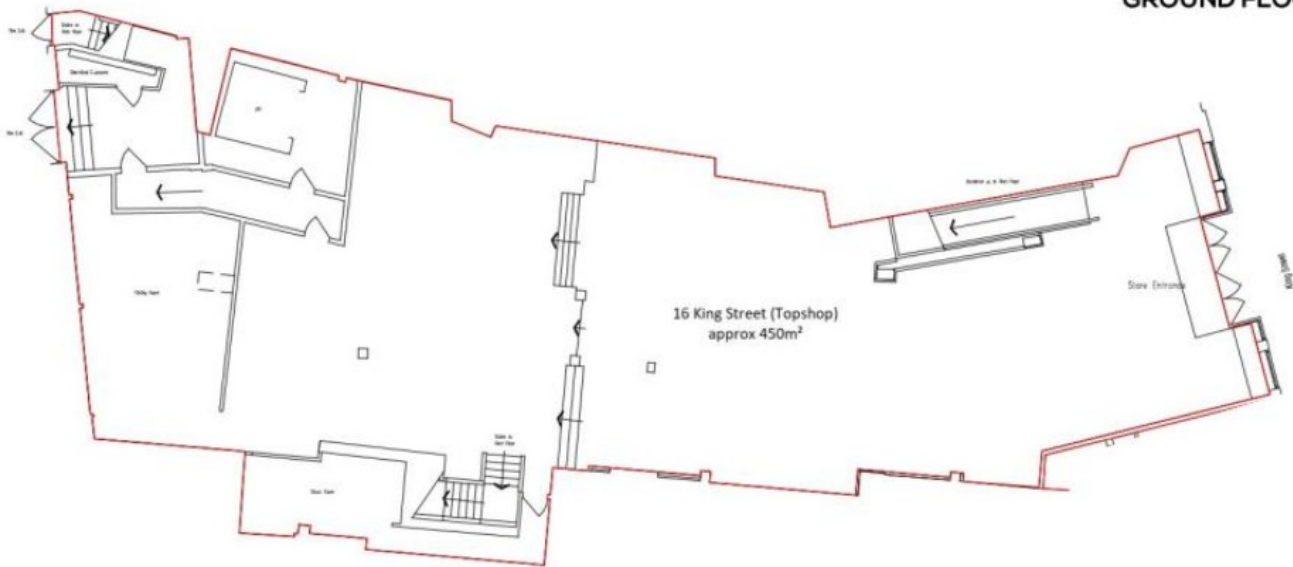
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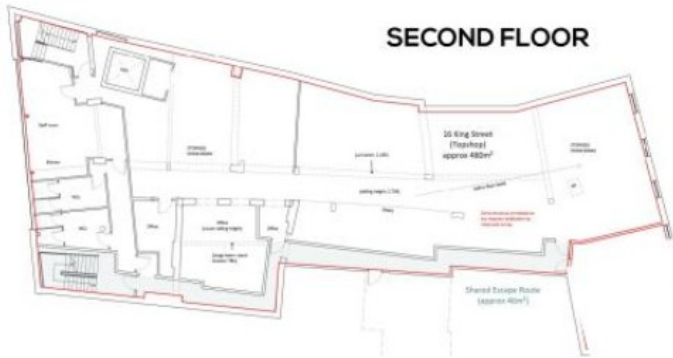
GROUND FLOOR



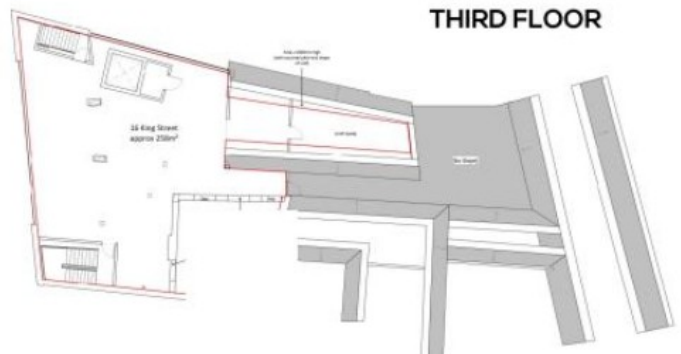
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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