

RETAIL UNIT TO LET

TRURO

GROUND FLOOR

16B WALSINGHAM PLACE

TRURO

CORNWALL TR1 2RP

SBC

PROPERTY

01872 277397



SELF-CONTAINED RETAIL SHOP

GROUND FLOOR RETAIL UNIT LOCATED IN ONE OF TRURO'S FINEST STREETS

NET INTERNAL AREA 33.60 SQ M (362 SQ FT)

WELL PRESENTED THROUGHOUT & READY FOR OCCUPATION

RENT £9,000 PER ANNUM PLUS VAT

16B WALSINGHAM PLACE, TRURO TR1 2RP

LOCATION

The property is located in the cathedral city of Truro, the principal centre for Cornwall. Walsingham Place (Grade II Listed) is arguably Truro's finest street and is often referred to as the Jewel in Truro's Crown, dating back to the early 19th Century. The property is located just off Victoria Square and therefore provides an ideal setting in close proximity to the City's retail and commerce facilities.

The City's piazza and retailing streets of Pydar Street, Boscawen Street and Lemon Quay are all located in close proximity.

DESCRIPTION

The property provides an attractive retail property and provides a self-contained shop with frontage along Mallett's Ope. The accommodation provides open-plan retail sales.

The property benefits from an existing Retail Use class E and therefore would be suitable for alternative retail/ quasi retail uses, subject to lease provisions and landlord's consent being obtained.

ACCOMMODATION Areas are approximate.

Ground Floor Sales 33.60 sq m (362 sq ft)

TENURE

The premises are available by way of an assignment of the existing lease, the salient points are as follows:-

Term: 5 years from 19th November 2020

Rent: £9,000 per annum and Service Charge plus VAT

Use: E Retail (alternative uses may be considered subject to landlord's consent and planning being obtained)

Repair: Internal repairing plus contribution towards Service Charge

Insurance: The tenant will be responsible for paying the building insurance premium

VAT VAT is payable on the rent, service charge and insurance

1954 Act The lease is outside the Landlord & Tenant Act 1954 Part II provisions

BUSINESS RATES

The tenants 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.

Rateable Value (2017 List) £4,800

EPC

The property has an EPC Rating of B under Certificate Number 9929-3078-0111-0800-6995.

VAT

The property is elected for VAT.



FIRST FLOOR, 16 WALSINGHAM PLACE, TRURO

LEGAL COSTS

The ingoing tenant will be responsible for reasonably incurred legal costs.

VIEWING

Strictly by appointment through SBC Property.
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Falmouth Road
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