

PRIME SHOP TO LET

TRURO – 4-5 KING STREET

37/38 Margaret Street
London W1G 0JF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Administrative and retail capital for Cornwall
- Well configured shop in prime pitch

LOCATION

The attractive Cathedral City of Truro is the dominant retail centre in Cornwall, with a loyal and affluent catchment boosted by tourist visitors.

The premises are situated in a high footfall, prime position lining Boscawen Street with Pydar Street. Nearby occupiers include **Schuch, Pandora, L'Occitane, Mint Velvet, Joules, White Company, Clarks** and **Waterstones**,

RENT

£65,000 per annum exclusive of rates, service charge and VAT (if applicable).

TENURE

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

EPC

The current rating for the property is G (208). Works will be carried out to improve this rating prior to completing a new lease. The full certificate and recommendations can be provided on request.

RATES

Rateable Value £86,500

We understand there are business rates reliefs for retail, hospitality and leisure businesses until March 2022. Interested parties should verify figures with the Valuation Office Agency (www.gov.uk).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 78.16 sq m 841 sq ft
First Floor Ancillary: 69.23 sq m 745 sq ft

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with:

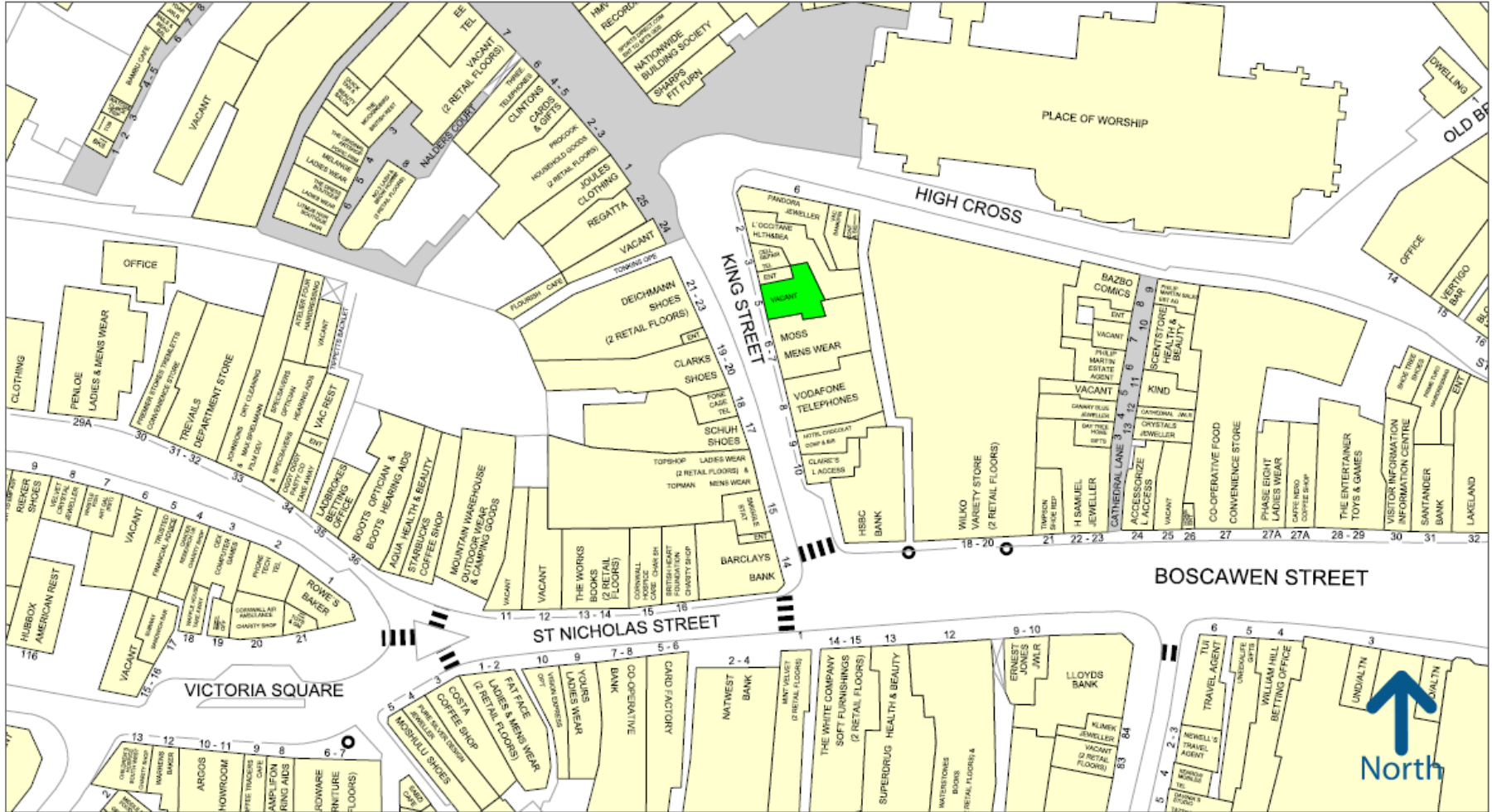
Craig Cawthorne

078111 41407

craig@fawcettmead.co.uk

Or joint agent, Ian Simpson at Alder King:
01872 222174

SUBJECT TO CONTRACT



Experian Goad Plan Created: 30/09/2021
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