



To Let

£16,500 per annum

Old Printing Works, The Leats, Truro, TR1 3AG

**1,060 Sq Ft
(98.5 Sq M)**

Summary

- City centre location with parking
- Close proximity to prime shopping areas
- Single storey building formally used as offices and retail
- Possibility of alternate uses, STP
- Available now

Location:

The property is well located in the heart of Truro, Cornwall's only city. It lies just off the prime retail pitch and is accessible easily on foot from Pydar Street and River Street and also by vehicle along The Leats, which runs parallel to the rear of Pydar Street. Truro is the administrative capital for Cornwall, being the county's principal shopping, civic and business centre.

Description:

The entrance leads directly onto the main retail area, with an office/workroom located to the right-hand side. A kitchenette and WC (inc one disabled WC) are also found to the right. To the rear are three small offices/ storerooms. A small external lockable storeroom is also located to the front by the entrance. A walled and gated parking area is located to the front of the property and could potentially be used for display purposes, subject to any necessary consents.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	98.5	1,060

Service charge:

Services:

It is understood that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D - 96

Planning:

This property currently benefits from A1 usage under the Town and Country Planning (Use Classes) Order. For further information or to apply for a change of use please contact Cornwall Council's Planning Department, contact details here.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,250 effective from the 1st April 2017, reference 22032735001002.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new full repairing and insuring lease.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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