

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£10,000 pax**

2 Church Walk, Truro, Cornwall, TR1 1JH

817 Sq Ft  
(75.9 Sq M)



# Summary

- Retail unit located close to Pydar Street
- Neighbouring units include Boots & TK Maxx
- Parade adjoining public car park
- Ideal for retail, health & beauty or office use
- New lease

## Location:

Truro is located centrally within the County of Cornwall and is accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter. Truro is located on the main Great Western railway line, which has daily services to London Paddington.

Truro has a resident population of 23,600 and is the administrative centre of the County housing Cornwall Council's main offices.

The property is centrally situated in the city, close to prime retail shops at Pydar Street and Kings Street, Truro Cathedral and extensive public car parking.

## Description:

The unit provides a light and airy space, benefiting from two large display windows. To the rear of the shop there is a small storage area and toilet.

Most recently used as a hair salon; interest from other uses is invited.

## Accommodation:

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

Ground Floor	sq m	sq ft
Retail		
<b>Total</b>	160.90	666

## Service charge:

Currently £938.32 plus VAT per annum, reviewed annually.

## Services:

We understand 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:

Awaited.

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £11,750 therefore making the approximate Rates Payable £5,863 per annum for 2023/24.

[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 effective full repairing and insuring lease by way of a service charge.

## Legal fees:

Tenant to contribute £350.00 + VAT towards the landlords legal costs.

## VAT:

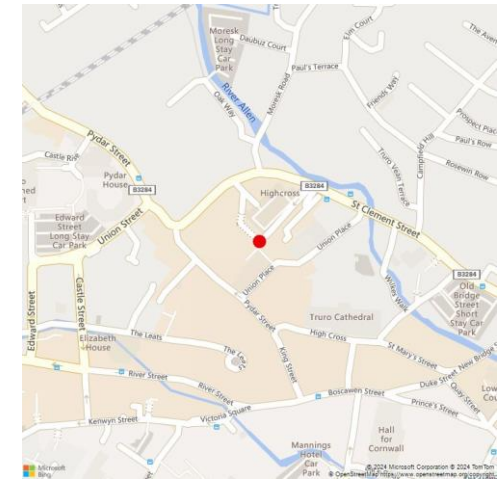
The property has been elected for VAT and therefore VAT will be charged on the price.

## 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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