

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

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		
Total	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:

C (65)

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) 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:

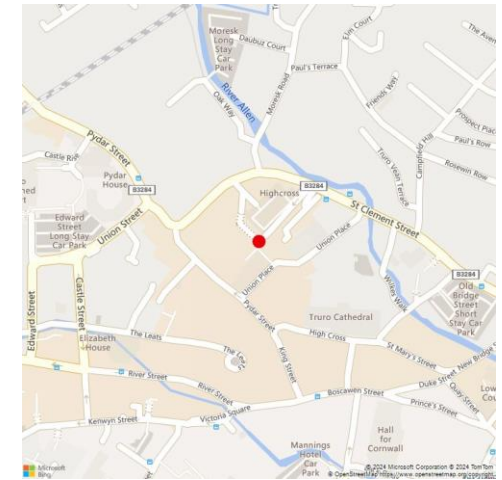
The property has been elected for VAT and therefore VAT will be charged on the price.

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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