



**To Let**

**£35,000 pax**

**4-5 Duke Street, Truro, Cornwall TR1 2QE**

**2,913 Sq Ft  
(270.60 Sq M)**



## Summary

- City centre location
- Attractive double fronted unit
- Ground and first floor trading plus second floor stores
- Available from September 2023
- Adjacent to Seasalt
- New lease

### Location:

The property is well located in the heart of Truro, Cornwall's only city and the administrative capital for the County. It is the principal shopping, civic and business centre.

This property lies on Duke Street which is an extension of Boscawen Street, one of Truro's main retail locations.

### Description:

An attractive 3 storey property with double fronted ground floor retail accommodation, further potential retail space on the first floor and storage on the second floor. There are additional store areas on all floors and there are staff welfare facilities on the first floor.

The unit has been occupied as a footwear retailer for many years but is now coming vacant in September 2023.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

|              | sq m   | sq ft |
|--------------|--------|-------|
| Ground floor | 87.57  | 943   |
| First floor  | 85.70  | 922   |
| Second floor | 97.32  | 1,048 |
| Total        | 270.59 | 2,913 |

### Service charge:

Not applicable.

### 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 property is Grade II Listed.

### 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 £43,500 per annum from the 1st April 2023. Reference 22032223004000, therefore making the rates payable £21,706.50.

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

### Terms:

The property is available by way of a new lease at a rental of £35,000 per annum on FRI terms.

### Legal fees:

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

### 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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