



**To Let**

**£14,000 per annum**

**110 Kenwyn Street, Truro, Cornwall, TR1 3DJ**

**686 Sq Ft  
(63.76 Sq M)**

# Summary

- Located in the city centre
- Neighbouring occupiers including Pierro's, Hub Box, The Old Jean Store, William IV Pub, Native Grain and 108 Coffee Shop
- Walking distance from public transport
- Close to Moore Fields car park
- Available immediately

## 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 Kenwyn Street which is an extension of Victoria Square, one of Truro's main retail locations.

## Description:

An attractive property located on Truro's popular Kenwyn Street, a popular independent Street close to the High Street. The gable end is very prominent and can be seen from Victoria Square.

The property is a well positioned and benefits from being double fronted with slight return frontage. Internally the shop benefits from being an L-shape design as well as having a small store, kitchen and WC facilities.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	sq m	sq ft
	63.76	686.3

## Service charge:

A service charge of £2,000 per annum is levied for the upkeep and maintenance of the communal areas.

## 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 (53)

## Business rates:

The Business Rates are currently under appeal.

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

## Legal fees:

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

## VAT:

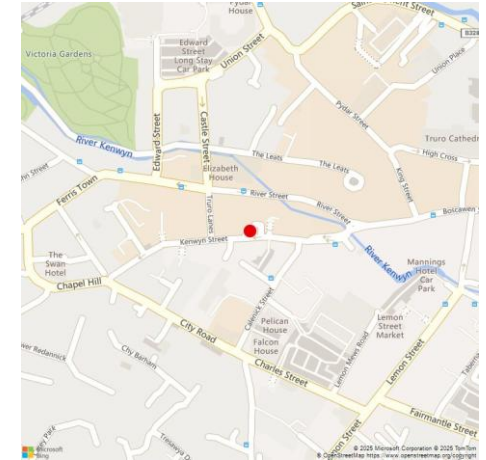
All figures quoted are exclusive of VAT if applicable.

## 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

### Morwenna Pound

Tel: **07917 916546**

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Evelyn Ferris

Tel: **07553 823176**

Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)

### Truro Office

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP