

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£15,000 per annum

18 River Street, Truro, Cornwall, TR1 2SQ

**718 Sq Ft (66.7
Sq M)**

Summary

- Prominently located in Truro town centre
- Easy access to public transport
- Neighbouring occupiers including Trevails, Penloe and the Cornwall Museum and Art Gallery

Location:

Truro has a resident population of 23,600 and is the administrative capital for Cornwall, being the county's principal shopping, civic and business centre.

Located centrally within the county it is easily 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.

Description:

The property comprises of a self contained ground floor retail unit available to let. The property benefits from being double fronted and having small store.

The property is located on River Street in a prime location opposite the Royal Cornwall Museum.

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
	66.7	718

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

To be confirmed

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,750, therefore making the

approximate Rates Payable £7,859.25 per annum for 2024/25.

[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:

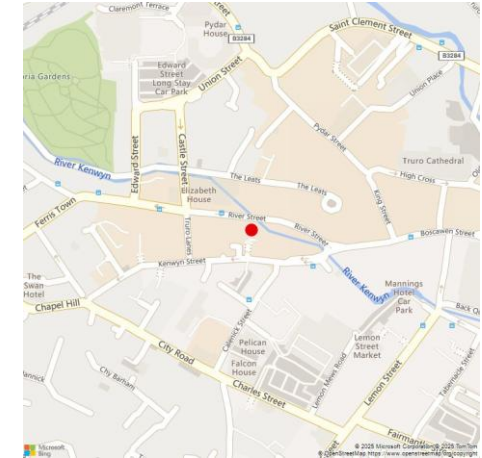
All figures quoted are exclusive of VAT if applicable.

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

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

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