

Summary

- Prominently located in Truro town
 centre
- Easy access to public transport
- Neighbouring occupiers including

Trevails, Penloe and the Cornwall

Museum and Art Gallery

• Available from September 2025

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.

<u>Contact</u> 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

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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wheasingbusinesspremises couk for further information. Vickery Holman for themsevers and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract, 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given nout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the logoment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

