

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

To Let

£45,000 per annum

2 King Street, Truro, Cornwall, TR1 2RQ

1,020 Sq Ft
(94.8 Sq M)



Summary

- Prime located retail premises
- Range of national retailers in the vicinity
- Close proximity to public transport links
- New lease available

Location:

Truro is a charming and historic city in the heart of Cornwall, known for its strong community feel, and excellent connectivity within the county. As Cornwall's administrative centre, Truro has a good mix of independent shops, familiar high street names, cafés and everyday amenities, all within a compact and walkable setting.

Description:

This mid-terraced retail property is located in a prime position in the centre of Truro, close to the main shopping streets of King Street and Pydar Street, where footfall is consistently strong.

The unit has an attractive and inviting frontage, with a well-presented interior that is easy to navigate with a sales area to the front and ancillary offices and storage

to the rear. It also benefits from a separate building linked by a covered yard containing WCs and further storage space.

The property benefits from its central position among a range of well-established national and independent retailers, attracting a steady mix of local customers and visitors.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice.

	sq m	sq ft
Retail area	57.7	621
Office	5.3	57
Storage	31.9	343
Total	94.8	1,020

Services:

It is understood 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:

The EPC is currently being undertaken for this property.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £33,750, therefore making the approximate Rates Payable £16,841 per annum for 2026/27.

[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 full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to bear their own legal costs incurred.

VAT:

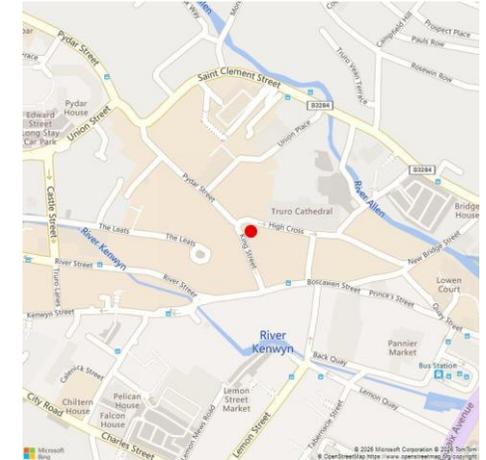
VAT will be applicable.

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

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Rosie Brenton

Tel: **07917 916546**

Email: rbrenton@vickeryholman.com

Truro Office

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