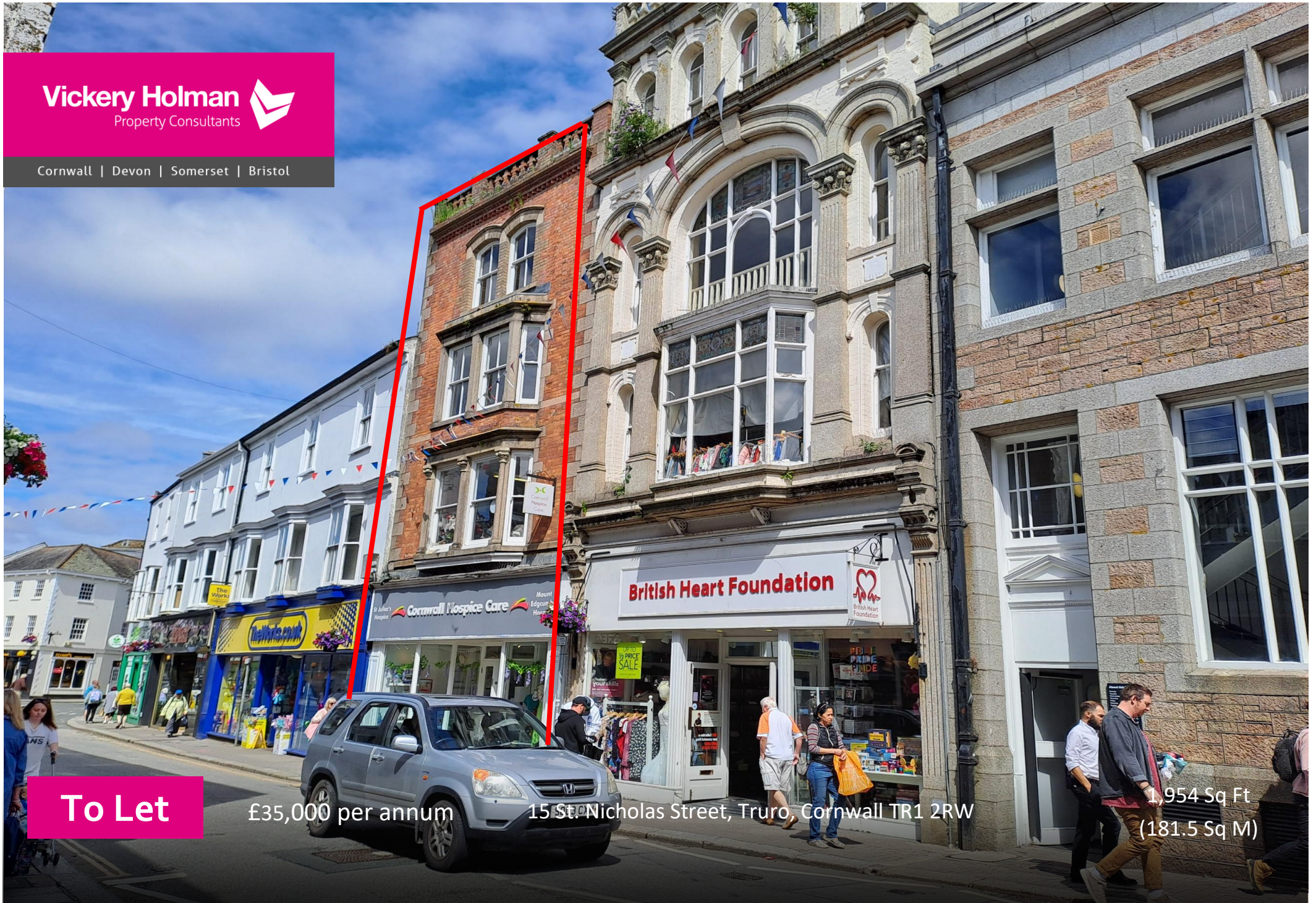


To Let

£35,000 per annum

15 St. Nicholas Street, Truro, Cornwall TR1 2RW

1,954 Sq Ft
(181.5 Sq M)



Summary

- Prominent retail shop
- Located in the heart of Truro
- Close to mix of national occupiers
- Accomodation over four floors
- New Lease available

Location:

The property is situated in central Truro, in an established retail trading pitch. Truro is 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.

Truro has a resident population of 23,600 and is the administrative centre of the County being the location of Cornwall Council's main offices. It is the main shopping destination for the county.

Description:

An attractive four storey shop premises with a red brick frontage with granite detailing, located in the heart of Truro. The premises have four floors with extensive storage and offices above the retail shop.

Nearby occupiers including Greggs, Krispy Kreme, Starbucks, Fat Face and Costa.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
GF Retail	76.88	828
First floor	59.77	643
Second floor	53.67	578
Third floor	51.98	560
Total	181.51	1,954

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:

D(76)

Planning:

The amended Use Classes would suggest that this property could be used for E Class uses which includes retail, cafe/restaurant, indoor recreation and gyms. Interested applicants should make their own enquiries to confirm this to their satisfaction.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £31,750 local council reference 22032867001500. Rates payable for the year 2026/27 will be in the region of £12,128.

Terms:

The leasehold of the property is available at £35,000 per annum.

Legal fees:

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

VAT:

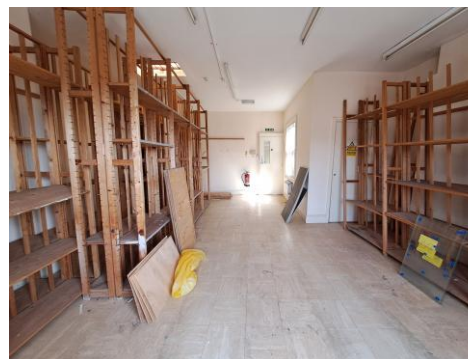
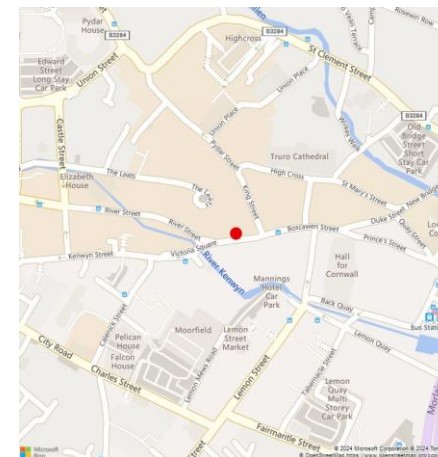
All figures quoted are exclusive of VAT if applicable.

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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