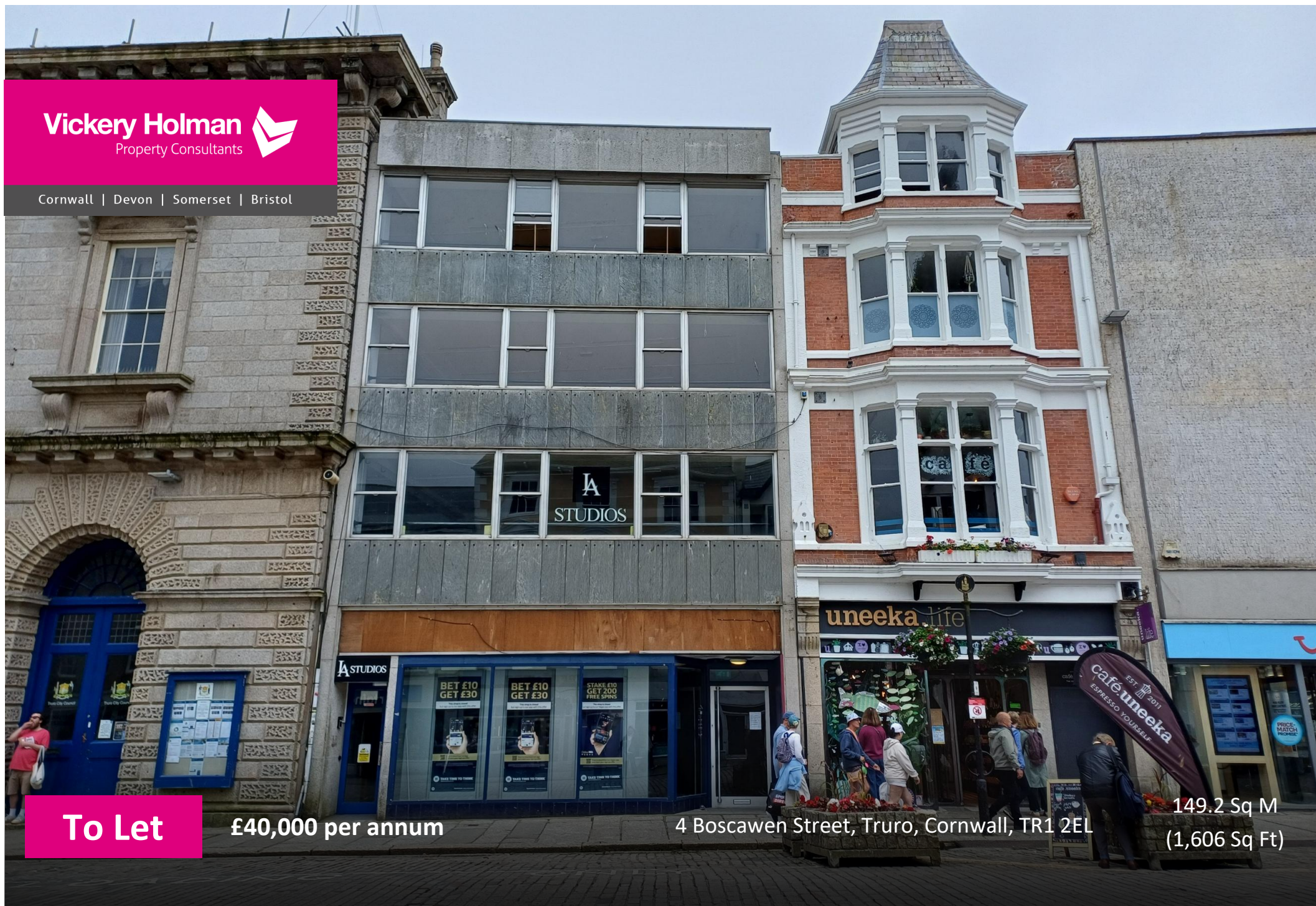


**To Let**

**£40,000 per annum**

**4 Boscawen Street, Truro, Cornwall, TR1 2EL**

**149.2 Sq M  
(1,606 Sq Ft)**



## Summary

- City centre retail unit
- Adjacent to landmark Hall for Cornwall
- Close to national and independent retailers, cafés and other city-centre amenities
- New lease available with terms to be agreed

### 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:

These ground floor premises have been used for many years as a betting office but are now available for a new retail occupier. The accommodation comprises an open-plan customer area with a glazed shopfront onto

Boscawen Street, together with a service counter, staff area and ancillary storage and W/Cs. The interior benefits from suspended ceilings with inset lighting, and currently a mixture of carpeted and other hard-wearing floor finishes and fitted wall-mounted display screens.

### Accommodation:

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

|              | sq m  | sq ft |
|--------------|-------|-------|
| <b>Total</b> | 149.2 | 1,606 |

### Service charge:

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

### 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:

B(35)

### Business rates:

From a visit to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) we understand that the current rateable value is £49,750 effective from 1st April 2026 billing authority reference 22031995000401

[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 lease. Terms to be agreed.

### Legal fees:

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

### VAT:

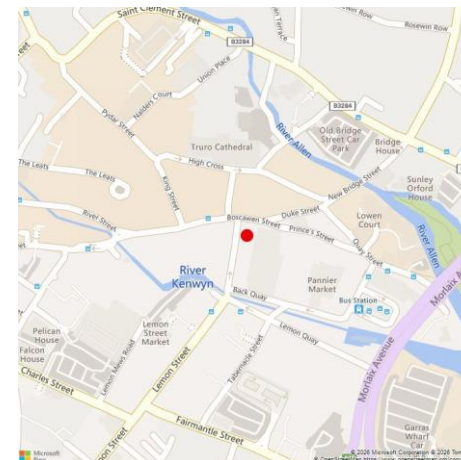
All figures quoted are exclusive of VAT if applicable.

### 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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