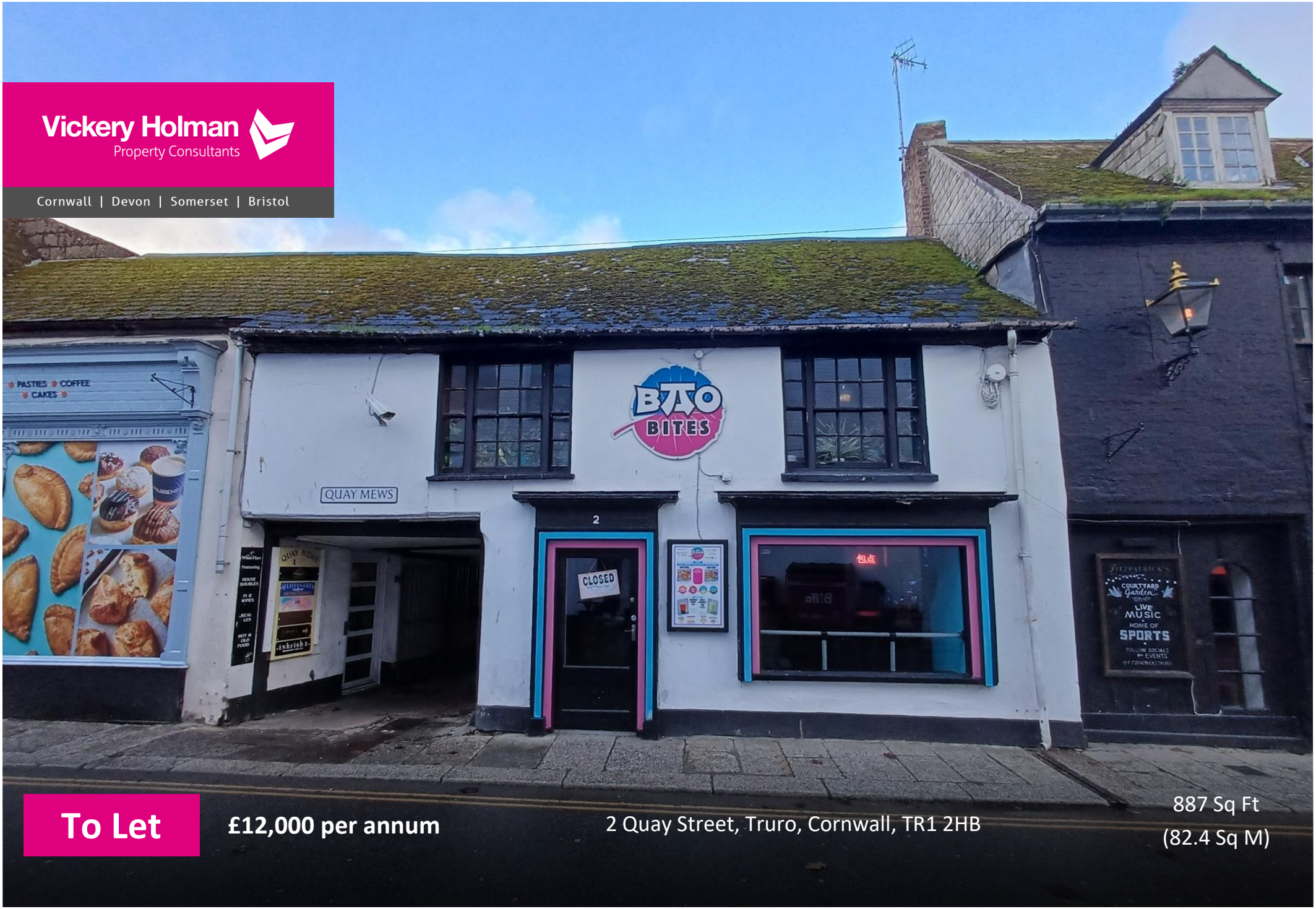


Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£12,000 per annum

2 Quay Street, Truro, Cornwall, TR1 2HB

887 Sq Ft
(82.4 Sq M)

Summary

- Prominent Grade II listed property in the heart of Truro.
- Suitable for a range of commercial uses, subject to the necessary consents.
- Surrounded by shops, cafes, restaurants and professional services.
- Convenient for the bus station, public car parks and Park & Ride services.

Location:

The property occupies a central position on Quay Street, in the heart of Truro's principal commercial area. Quay Street links with Lemon Quay and Boscawen Street, providing convenient access to the city's main retail, leisure and professional services districts.

The property is situated in the City of Truro, which is located centrally within the County of Cornwall. 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.

Description:

The property comprises of a characterful ground floor commercial premises with additional mezzanine accommodation, currently fitted out for use as a café/restaurant.

The ground floor provides a customer seating and service area with a fitted counter and an open commercial food preparation area to the rear. A staircase within the main trading area leads to the mezzanine.

The mezzanine provides further customer seating in an open-plan arrangement overlooking the ground floor.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Ground Floor	47.20	508
First Floor	35.20	379
Total	82.4	887

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:

B(44)

Business rates:

No business rates may be payable, subject to the ingoing occupier qualifying for Small Business Rates Relief and not occupying any other commercial premises.

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:

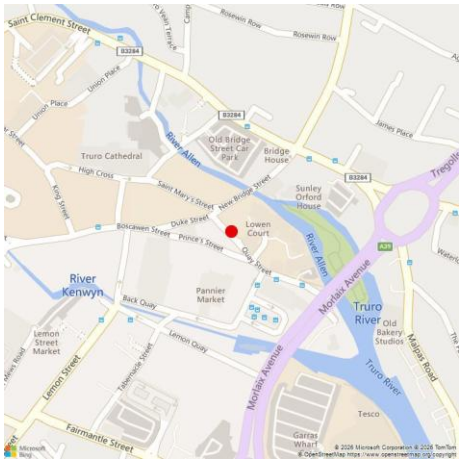
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.







CONTACT THE AGENT

Evelyn Ferris

Tel: **07553 823176**

Email: **eferris@vickeryholman.com**

Alan Treloar

Tel: **07841 150714**

Email: atreloar**@vickeryholman.com**

Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP

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Vickery 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 www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves 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 the 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 without 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 employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

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