

PRIME CLASS E
OPPORTUNITY

TRURO

35 RIVER STREET

Description

The subject premises are located in a prime location in Truro's city centre. The unit is adjacent to **Boots Opticians**, with other nearby occupiers including **Starbucks**, **Specsavers**, **CEX**, **Trevails**, **Costa** and **Fat Face**. The property also benefits from being a short distance from Truro train station.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first, second and third floors, comprising the following areas:

Ground Floor Sales	1,098 sq. ft. (102.00 sq. m)
First Floor Ancillary	507 sq. ft. (47.10 sq. m)
Second Floor Ancillary	301 sq. ft. (27.96 sq. m)
Third Floor Ancillary	283 sq. ft. (22.11 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£45,000

per annum exclusive.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£33,500
UBR (25/26)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners** contacting:

Ben Sykes **07572 075103**
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Sophie Marich **07375 625623**
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Subject to Contract

