

PRIME CLASS E  
OPPORTUNITY

# TRURO

9-9A PYDAR STREET

**SUBJECT TO VACANT POSSESSION**

### Description

The subject premises are situated in a prime location on the pedestrianised Pydar Street within Truro's city centre. The unit is adjacent to **Trespas** and **The Body Shop**, with other nearby occupiers including **Boots**, **Sports Direct**, **TK Maxx**, **Holland and Barrett** and **Shoe Zone**. 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 and second floor, comprising the following areas:

<b>Ground Floor Sales</b>	<b>6,667 sq. ft</b>	(619.4 sq. m)
<b>Ground Floor Ancillary</b>	<b>224 sq. ft</b>	(20.8 sq. m)
<b>First Floor Sales</b>	<b>1,951 sq. ft</b>	(181.3 sq. m)
<b>First Floor Ancillary</b>	<b>2,279 sq. ft</b>	(211.7 sq. m)
<b>Second Floor Ancillary</b>	<b>1,257 sq. ft</b>	(116.8 sq. m)
<b>First Floor Offices</b>	<b>1,008 sq. ft</b>	(93.7 sq. m)
<b>Second Floor Offices</b>	<b>1,229 sq. ft</b>	(114.2 sq. m)

### Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Rent

## £122,500

Per annum exclusive.

*Subject to Contract and Vacant Possession*



### Business Rates

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

<b>Rateable Value</b>	£126,000
<b>UBR (26/27)</b>	0.43p

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

### EPC

The property has an EPC rating of C 52. A full report 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 joint agents, **Green & Partners** contacting:

**Mike Willoughby** **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

**Ben Sykes** **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

Or, **Four & Co**, contacting:

**Gareth Storer** **07899 782831**  
[gareth.storer@fourandco.uk](mailto:gareth.storer@fourandco.uk)

**James Dyson** **07818 402071**  
[james.dyson@fourandco.uk](mailto:james.dyson@fourandco.uk)

