# SHOP TO LET TRURO 96 PYDAR STREET



# Description

The premises occupy a prime trading location adjacent to TSB Bank with other nearby occupiers including Boots The Chemists, WH Smith, Superdry, The Body Shop and Next.

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

# Accommodation

The premises are arranged over ground and first floors and comprise the following approximate areas:-

| Ground Floor Sales    | 830 sq. ft.   | (77.10 sq. m)  |
|-----------------------|---------------|----------------|
| First Floor Sales     | 1,499 sq. ft. | (139.25 sq. m) |
| First Floor Ancillary | 104 sq. ft.   | (9.66 sq. m)   |

## Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 year upward only rent reviews.

Rent



per annum exclusive.

# **Availability**

The premises is available subject to vacant possession.

#### **Business Rates**

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

| Rateable Value | £69,000 |
|----------------|---------|
| UBR (20/21)    | 0.512p  |

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

# **EPC**

The property has an EPC rating of E 121. A full report is available upon request.

# **Legal Costs**

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

# Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827 mike.willoughby@greenpartners.co.uk

Harry Jeffery 020 7659 4837 harry.jeffery@greenpartners.co.uk

Subject to Contract

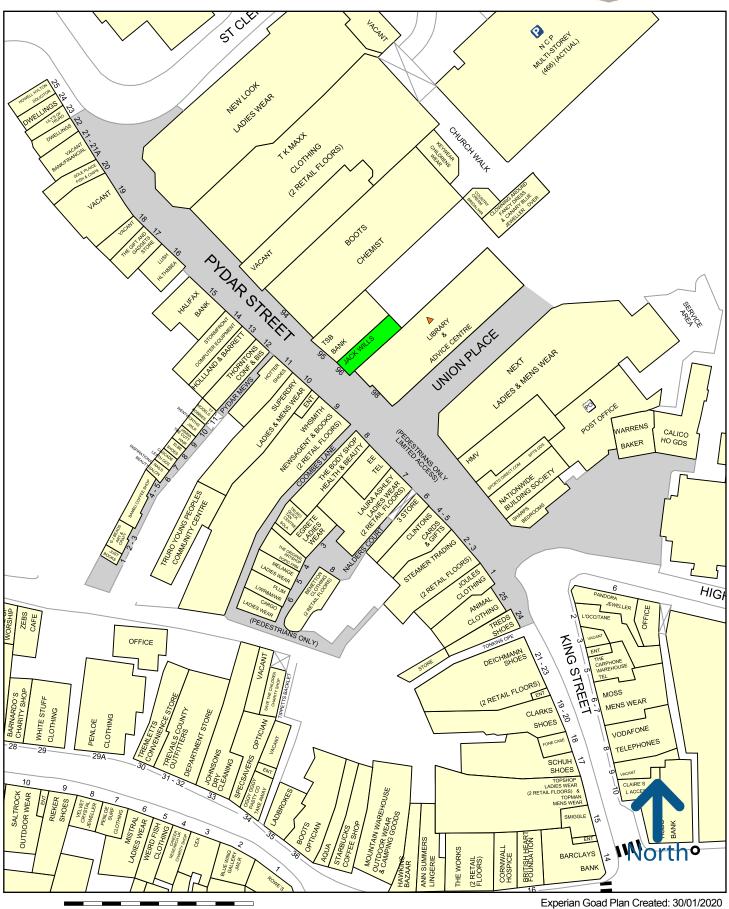
# green&partners

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50 metres

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