

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

£65,000

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.

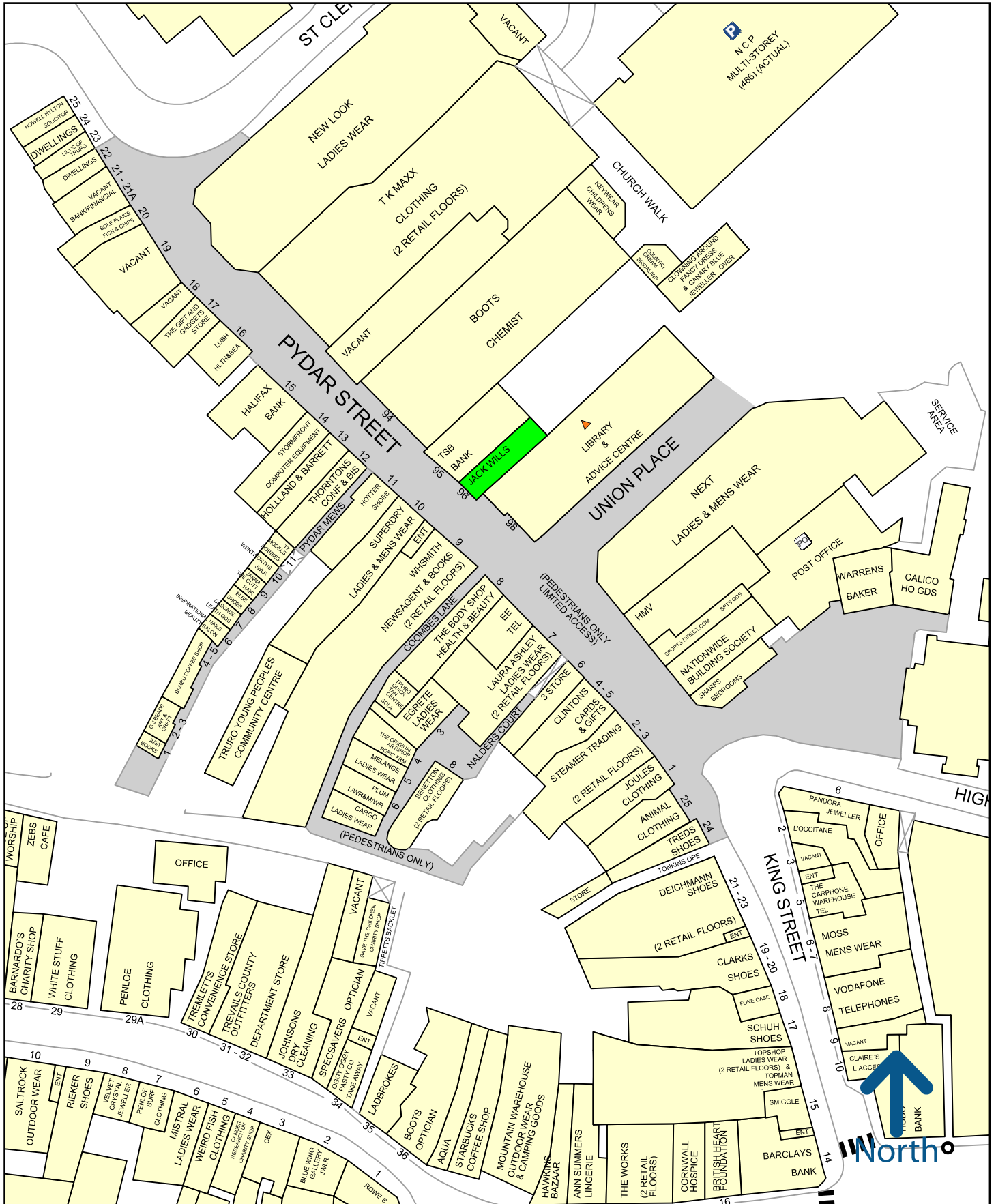
Viewing

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



50 metres

Experian Goad Plan Created: 30/01/2020
Created By: Green and Partners



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