

PRIME CLASS E  
OPPORTUNITY  
**TRURO**  
10 KING STREET



**Description**

Truro is a Cathedral City and represents the most important retailing centre in Cornwall. It benefits from a wide and loyal catchment and tourism brings a number of additional visitors every year.

The premises occupy a prominent corner position on the prime section of King Street adjacent to **Hotel Chocolat** and **HSBC**. Other occupiers in the vicinity include **Schuh**, **Deichmann**, **Clarks**, **Smiggle**, **Barclays** and **Vodafone**.

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

**Accommodation**

The premises are arranged over ground and first floors, providing the following approximate areas.

<b>Ground Floor Sales</b>	650 sq. ft.	(60.38 sq. m)
<b>First Floor Storage</b>	299 sq. ft.	(27.77 sq. m)
<b>First Floor Ancillary</b>	340 sq. ft.	(31.58 sq. m)

**Lease**

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

**Rent**

Upon application.

**Availability**

The premises are available subject to vacant possession.

**Business Rates**

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

<b>Rateable Value</b>	£48,250
<b>UBR (23/24)</b>	0.512p

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

**EPC**

An EPC has been commissioned. A full report is available upon request.

**Legal Costs**

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

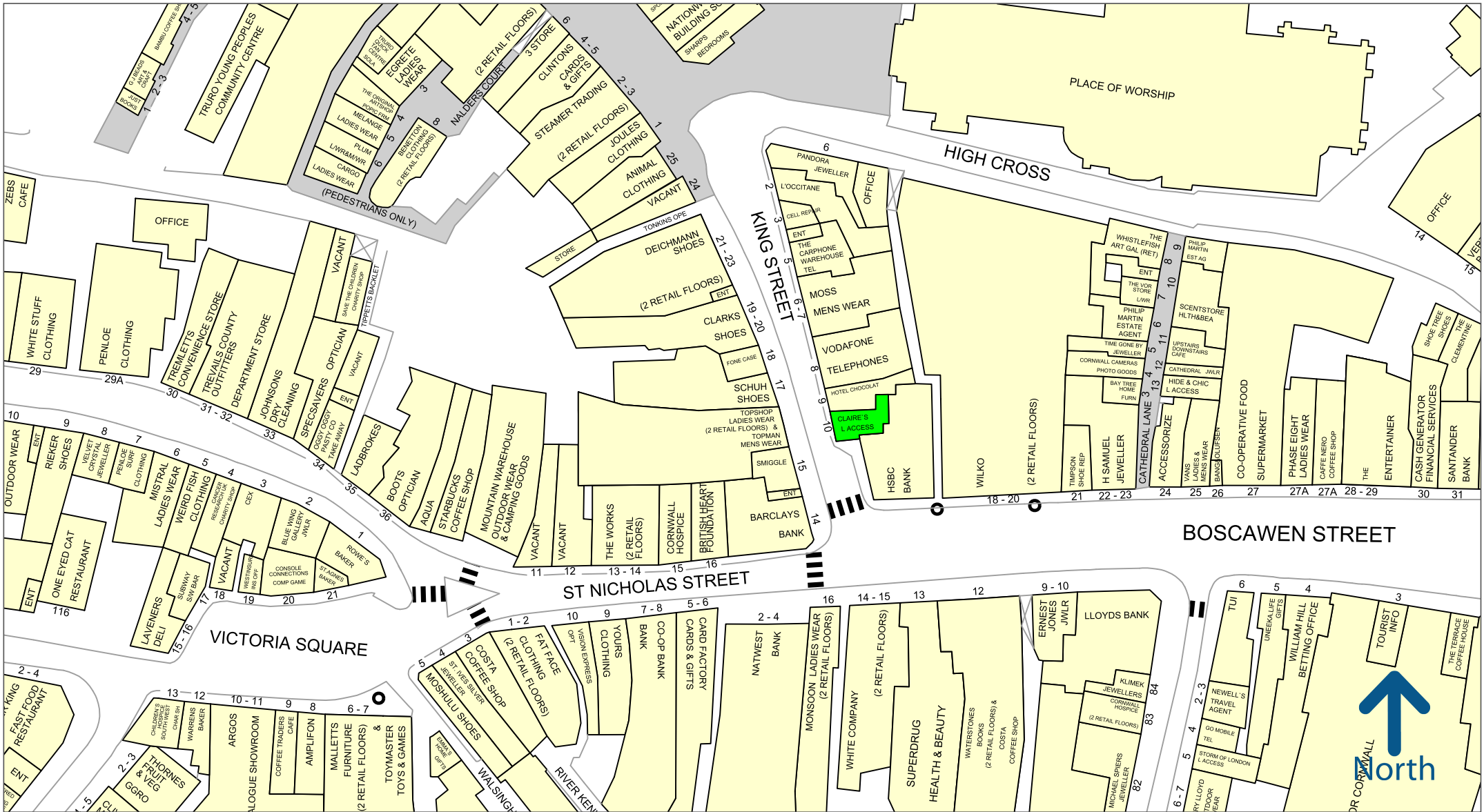
**Viewing**

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

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

**Matt Beardall**                      **07912 746923**  
matt.beardall@greenpartners.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 28/04/2021  
Created By: Green and Partners