



4 NALDERS COURT, TRURO, TR1 2XH

Rent £13,500 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The premises forms part of Nalders Court, a charming mews street leading off Truro's prime retail pitch and main pedestrianised shopping area, Pydar Street. Within the Mews are a mixture of high street brands such as Crew Clothing, as well as independent traders including a coffee shop, boutique ladies fashion and hair stylist.

DESCRIPTION:

The premises forms part of Nalders Court, a charming mews street leading off Truro's prime retail pitch & main pedestrianised shopping area, Pydar Street. Within the Mews are a mixture of high street brands such as Crew and Bodyshop, as well as independent traders including a boutique & an art dealer and very popular bar. Nalder's Court provides a useful link through from Pydar Street to River Street & Truro's museum and the host of high street retailers in the locality.

SCHEDULE OF ACCOMMODATION:

Ground floor retail with first floor office/store or further retail space with WC area.

SERVICE CHARGE:

There is a service charge levied on the mews and the contribution for unit 4 is £1,295.91 for the current year.

TENURE / LEASE TERMS:

The property is available immediately by way of a new FRI lease for a minimum term of 3 years.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,800. For most businesses this means no rates will be payable. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (68).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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