

15 King 16 Street

Truro TR1 2RQ



TO LET · Prime Retail Flagship · Truro Grade II Listed Premises · Prime Location · Prominent Frontage

Location

15 King
16 Street

Truro is considered the main retail centre of Cornwall in the south west of England. It benefits from quick access to Exeter and the M5 motorway, via the A30 trunk road which lies just north of the city. The subject property occupies a prominent position in the prime pitch, with nearby retailers including Clarks Shoes, Diechmann, Hotel Chocolat, White Company, Barclays and HSBC.

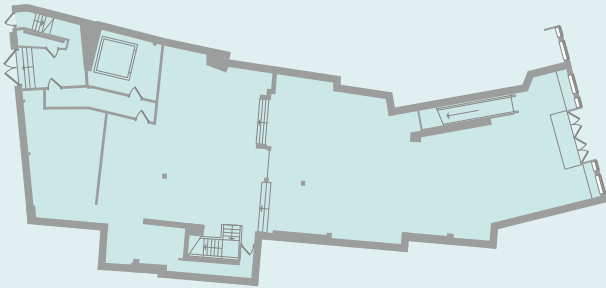


Accommodation

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The property is arranged over four floors. The ground and first floor consists of retail sales area, while second, third and fourth floors provide office space and staff ancillary. At the rear of the property is a dedicated loading/service area.

Floor	Sq ft	Sq m
Ground Floor	4,903	455.50
First Floor	4,390	407.80
Second Floor	4,796	455.60
Third Floor	2,968	275.70
Total Area	17,057	1,584.64



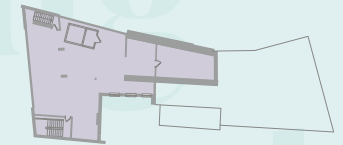
Ground Floor



First Floor



Second Floor



Third Floor



Tenure

Leasehold.

EPC

EPC Rating of 'E' 103 valid until 08/04/2031.

Energy Performance Certificate available on request.

Business Rates

We are informed by the Local Rating Authority that the current Rateable Value of the property is £196,000.

Interested parties should make their own enquiries in this regard.

Quoting Rent

Rent on application.

Terms

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The premises are available by way of a new lease on terms to be agreed, subject to vacant possession.

Planning

Property currently has consent for class E but other use classes will be considered.

Legal Costs

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



Viewings and Further Information

Strictly by prior appointment with:



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