



# MATT GUNN COMMERCIAL

Chartered Surveyor | Commercial Property Consultant | Registered Valuer  
[www.mattgunncommercial.co.uk](http://www.mattgunncommercial.co.uk)



## TO LET

- ::: City centre ground floor retail shop with ancillary store
- ::: Total area – 791 sq m (8,299 sq ft)
- ::: Prominent trading location in close proximity to Anytime Fitness, Portman Smile Clinic, Shelterbox and Burger King
- ::: New lease available
- ::: Rent - £65,000 per annum

**UNIT 1**  
**CALENICK STREET, TRURO**  
**TR1 2SF/TR1 2JL**



## LOCATION

The cathedral city of Truro is a historic and thriving centre and Cornwall's dominant retailing location. The city is located 55 miles west of Plymouth, 100 miles south west of Exeter and has excellent road communications being positioned on the south coast main line with a journey time to London Paddington of 4 hours and 20 minutes. Newquay Airport is circa 18 miles to the north west and offers regular flights to London and other UK/European destinations.

The subject property is situated in a prominent position approximately 250 metres from the retail core. The building fronts Calenick Street in a mixed use area to include residential and commercial occupiers. Neighbouring businesses include Anytime Fitness, Portman Smile Clinic and Shelterbox.

## DESCRIPTION

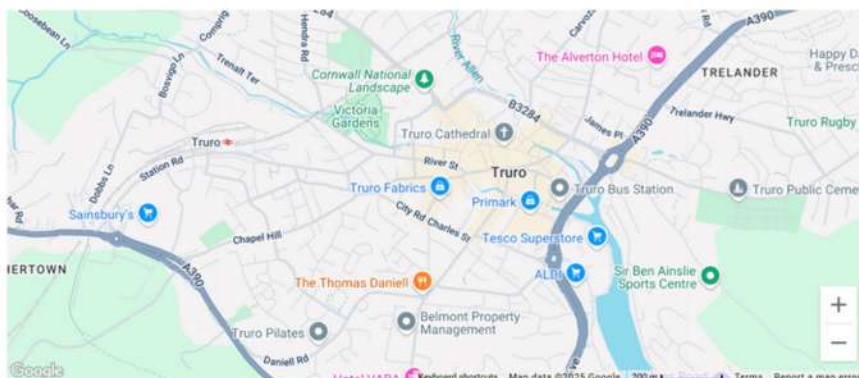
The property comprises a ground floor glazed shop front on Calenick Street, with a glazed display window and entrance door leading into a well-presented sales area. The sales area offers a large area with high ceilings and partitioning to provide rear sales/stores and an entrance to the warehouse/store areas, staff room and WCs.

## ACCOMMODATION

<b>Sales Area</b>	<b>503.00 sq m</b>	<b>5,414 sq ft</b>
<b>Warehouse/Office</b>	<b>288.00 sq m</b>	<b>2,885 sq ft</b>
<b>Total Area</b>	<b>791 sq m</b>	<b>8,299 sq ft</b>



## MAP VIEW



## RENT

£65,000 per annum

## EPC

To be confirmed.

## TERMS

The property is available on a new 5/10 year lease at a commencing rent of £65,000 per annum.

## BUSINESS RATES

Current Rateable Value  
1 April 2023 to present - £51,000

## SERVICES

The property is connected to mains electricity, water and drainage.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VIEWING

Strictly by appointment with Joint Letting Agents:  
Matt Gunn Commercial  
and  
SBC Property  
FAO: Barney Peters/Francesca Williams  
Tel: 07738 321136/07955 272205



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