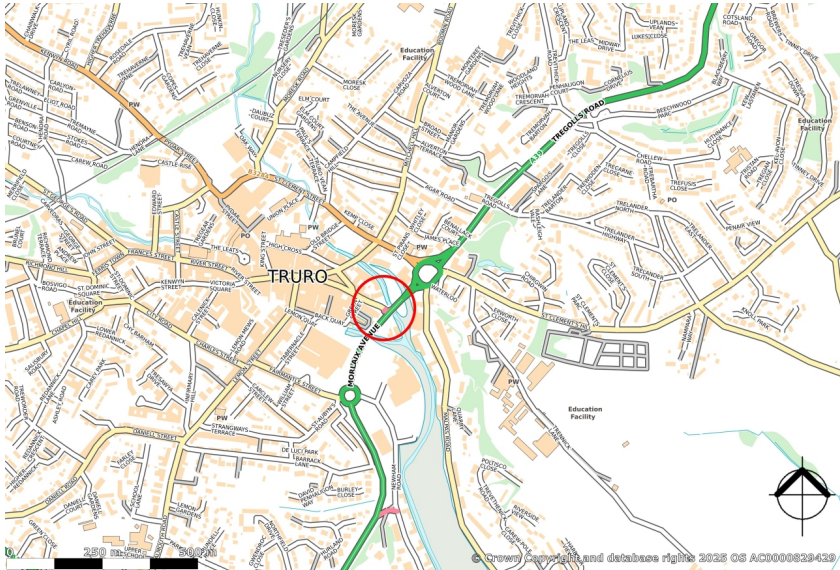
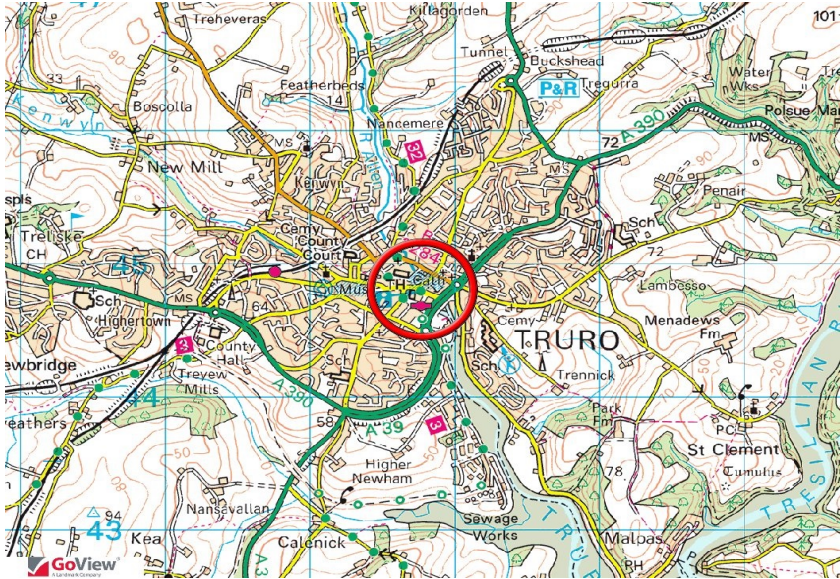




HAVEN HOUSE, QUAY STREET, TRURO, TR1 2UY

£16,000 - £135,000 pa excl

Miller Commercial 
Chartered Surveyors and Business Property Specialists

**LOCATION:**

Truro is located centrally within Cornwall & is easily accessed from the main A30 arterial trunk that links with the M5 at Exeter. The city benefits from a mainline railway with daily services to Plymouth, Exeter, Bristol & London Paddington.

Truro has a resident population of 23,600 & is the main administrative centre of the County with the Council's headquarter offices, Cornwall's main hospital plus a number of independent and state schools including the well respected Truro College.

The building itself is located in a prime, prominent position in Truro with views over the river and cathedral and is easily accessible from the A390, the main road leading into Truro

DESCRIPTION:

Haven House presents an ideal opportunity for a substantial headquarter's building, providing in excess of 11,000 sq ft of office space over ground and three upper floors with the potential for some of that to be used as a cafe, retail or leisure use.

All floors benefit from excellent natural light and views cross the river and over the cathedral. The building benefits from central heating and a passenger lift services all the upper floors. Each floor has its own WCs and the building is serviced by 15 car parking spaces located to the front and rear.

SCHEDULE OF ACCOMMODATION:

Ground Floor A:	1,336 sq ft (124.08 sq m)
Ground Floor B:	1,688 sq ft (154.99 sq m)
First Floor:	3,598 sq ft (334.25 sq m)
Second Floor:	2,834 sq ft (263.25 sq m)
Third Floor:	1,658 sq ft (154.06 sq m)

Total: 11,095 sq ft (1,030.7 sq m)

SCHEDULE OF RENT:

Ground Floor A:	£16,000 pa (cafe/retail or office)
Ground Floor B:	£20,000 pa (retail or office)
First Floor:	£45,000 pa (office)
Second Floor:	£35,500 pa (office)
Third Floor:	£20,000 pa (office)
As a whole:	£135,000 pa

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 £101,000.

If the property is let on a floor by floor basis, it will need to be re assessed for business rates.

To find out how much business rates will be payable there is a business rates estimator service via the website.

LEASE TERMS:

The building is available to let as a whole or on a floor by floor basis on new 5 year (or longer) lease terms.

SERVICE CHARGE:

There will be a service charge to manage the common areas and exterior of the building. Details can be provided in due course

VAT:

All the above figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (51).

VIEWING AND CONTACT INFORMATION:

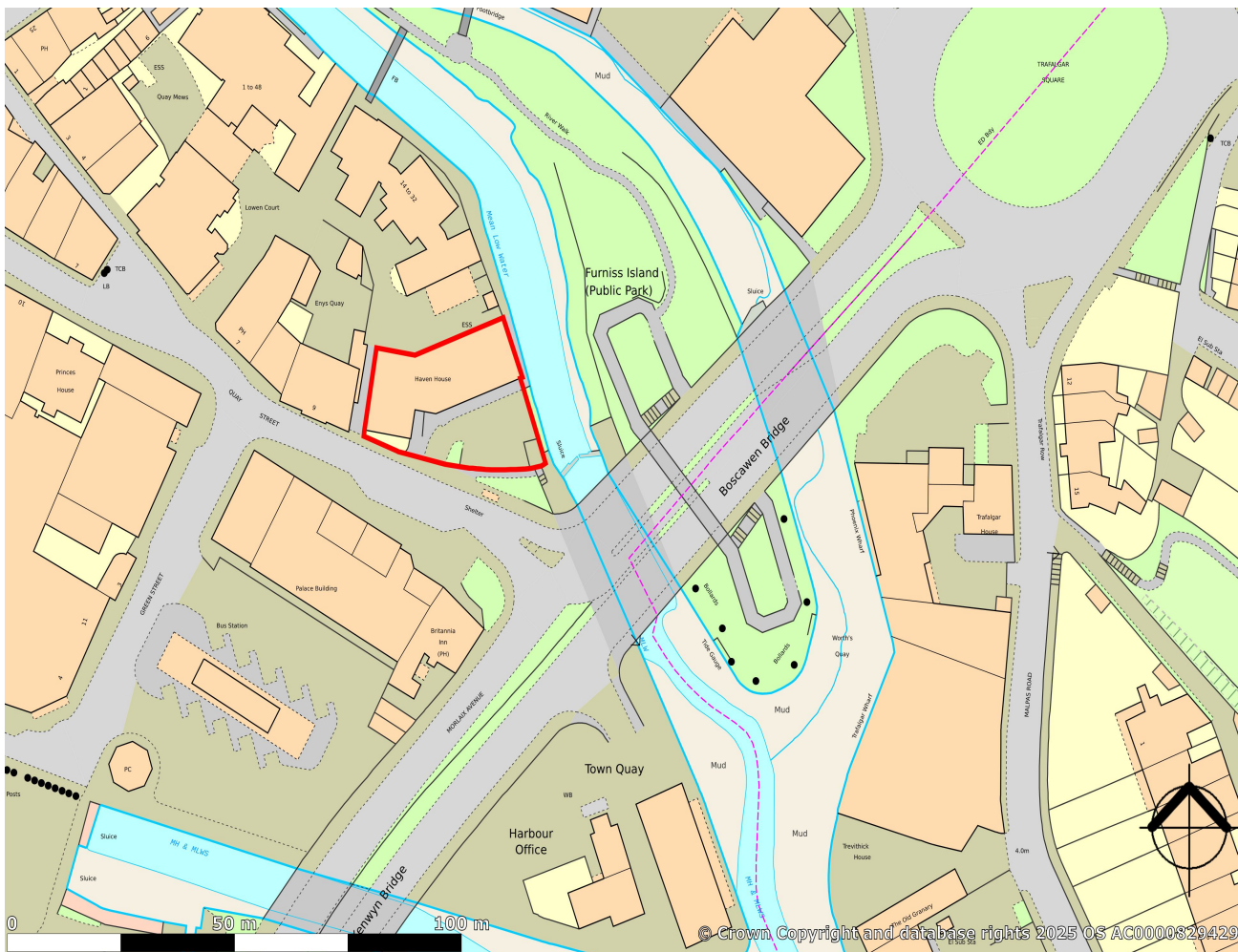
Strictly through joint agents Miller Commercial or Vickery Holman. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Morwenna Pound on 07917 916546
Email mpound@vickeryholman.com



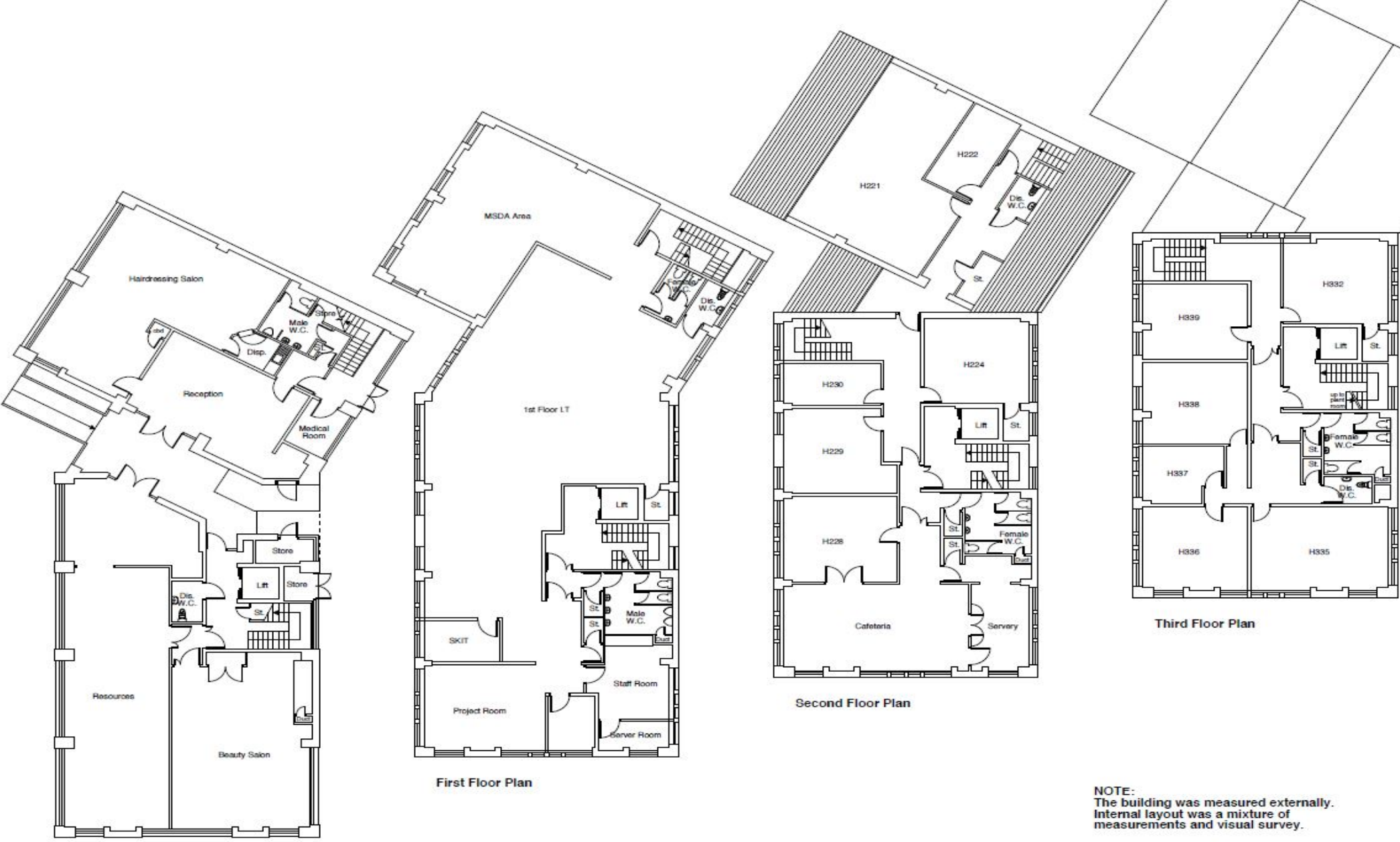


AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul 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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards



Ground Floor Plan

First Floor Plan

Second Floor Plan

Third Floor Plan

NOTE:
The building was measured externally.
Internal layout was a mixture of
measurements and visual survey.



EG Radius Leaderboards