

**PRIME CLASS E
OPPORTUNITY**

TRURO

10 PYDAR STREET



Description

The subject premises are located in a prime location adjacent in Truro’s city centre. The unit is adjacent to **WH Smith**, with other nearby occupiers including **Boots, Sports Direct, TK Maxx, Holland and Barrett** and **Shoe Zone**. The property is also benefits from being a short distance from Truro train station.

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

Accommodation

The premises are arranged over ground and first floor, comprising the following areas:

Ground Floor Sales	2,126 sq. ft	(197.51 sq. m)
Ground Floor Ancillary	342 sq. ft	(31.68 sq. m)
First Floor Ancillary	1,843 sq. ft	(171.29 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£75,000

Per annum exclusive.

Business Rates

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

Rateable Value	£63,500
UBR (24/25)	0.546p

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

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

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

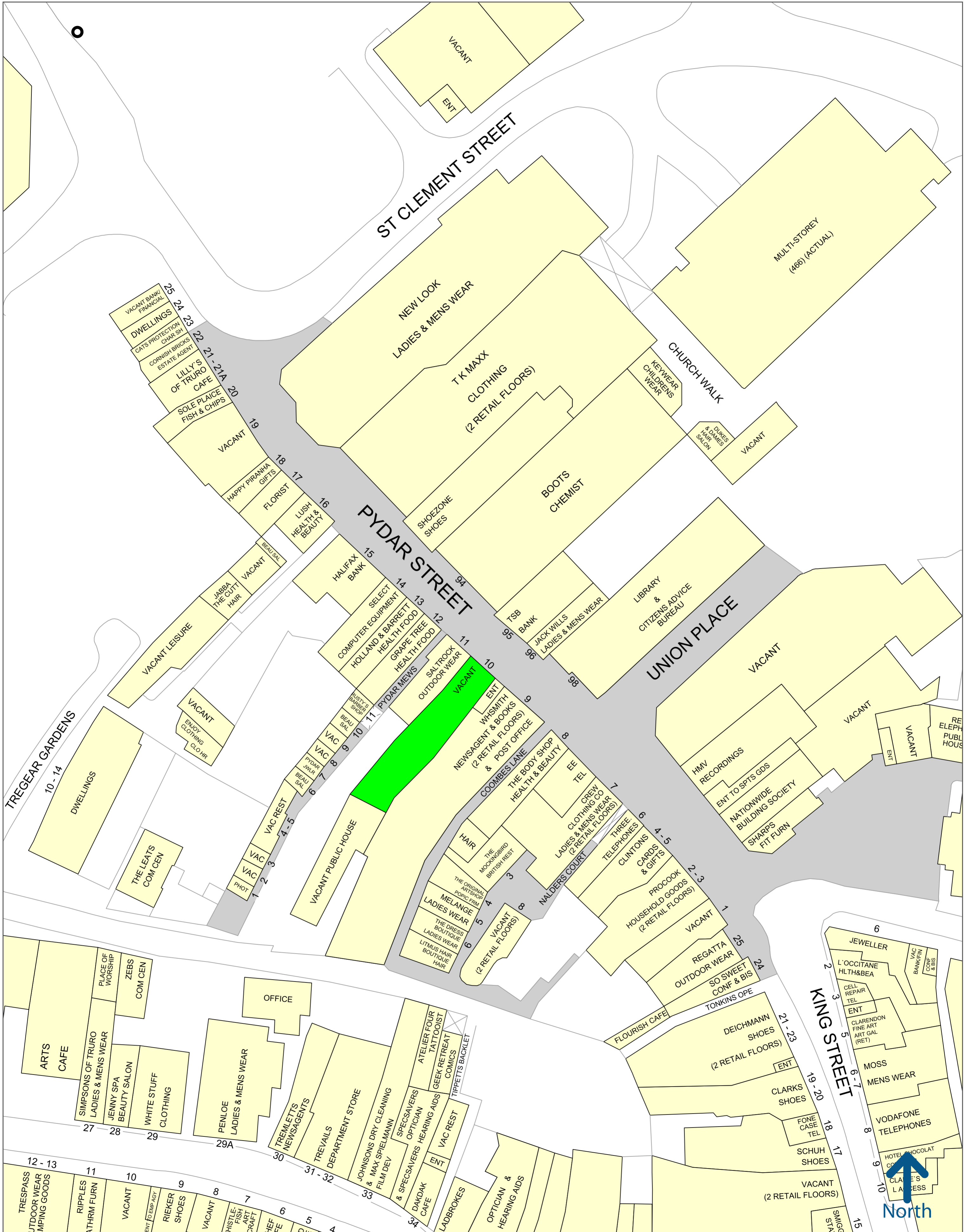
Viewing

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

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Subject to Contract



25 metres

