

# PRIME RETAIL UNIT Truro

## TO LET

# alder king

PROPERTY CONSULTANTS



### 100% PRIME SHOP

4-5 King Street  
Truro  
TR1 2RA

Retail Area 814 ft<sup>2</sup>  
(75.66m<sup>2</sup>)

First Floor Ancillary 745 ft<sup>2</sup>  
(69.23 m<sup>2</sup>)



# 4-5 King Street, Truro, TR1 2RA

## Location

An extremely well located and prominent retail unit situated on the prime pitch of King Street in Truro.

Truro is the retail and administrative centre for the county of Cornwall. It has a wide catchment area and benefits from significantly increased pedestrian flow during the summer tourist season. Nearby occupiers include Vodafone, Hotel Chocolat, l'Occitane, Clarkes Shoes and Joules.



## Description

The property comprises a ground floor retail shop with a wide frontage and central double pedestrian door.

Internally it offers level access into a clear open plan retail area currently divided at the rear to accommodate some ground floor storage. There are stairs to the rear giving access to the first floor ancillary and staff accommodation. Part of the first floor offers extra high ceilings as a result of the top floor having been removed.

## Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq. ft.	Sq. m
Retail Area	814	75.66
ITZA	659	61.23
Ground—Ancillary	27	2.52
First—Ancillary	745	69.23
<b>TOTAL</b>	<b>1,586</b>	<b>147.41</b>

## Services

We are advised that mains water, electricity and drainage are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Planning

We understand that the accommodation has consent for use within Class E.

All interested parties should make their own enquiries to the Planning Department of Cornwall Council 0300 1234 151 Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk).

## Lease

The accommodation is offered by way of a new full repairing and insuring lease.

## Rent

£65,000 per annum plus VAT.

## Legal Costs

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

## Business Rates

We understand from enquiries of the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) that the current assessment for rating purposes is as follows: Interested parties should make their own enquiries to the local rating authority, Cornwall Council, on 0300 1234 171 Email [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) to ascertain the exact rates payable. A change of use may trigger an adjustment to the Rateable Value.

Description	Rateable Value
Shop and premises	£86,500



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## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

The current Energy Performance Certificate rating for the property is G (208). Subject to viability, It is intended that works will be carried out following the current tenants strip out such that an EPC assessment of E or above will be in place prior to completing a new lease. The full certificate and recommendations can be provided on request.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

## Viewing Arrangements

For further information or to arrange an inspection, please contact:

## Alder King Property Consultants

22 Lemon Street  
TRURO  
Cornwall TR1 2LS

[www.alderking.com](http://www.alderking.com)

## Ian Simpson

01872 222174

[isimpson@alderking.com](mailto:isimpson@alderking.com)

Or our joint agents:

**Fawcett Mead**  
37/38 Margaret Street  
London  
W1G 0JF

## Craig Cawthorne

020 7182 7498

[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

Ref: TD/93159

Date: Nov 2021 / 4

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