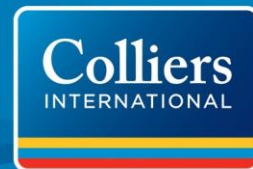


PRIME RETAIL UNIT TO LET

Truro, 21-23 King Street, TR1 2RQ



> Prime Location

> Ground and first floor sales

> Nearby retailers include Joules, River Island and Next

LOCATION

Truro is the dominant retail centre in Cornwall and benefits from a number a national multiple retailers.

The unit is located in a prime location on King Street and is adjacent to Clarks Shoes. Additional retailers in the immediate vicinity include Topshop, Schuh, Next, River Island and Swarovski.

ACCOMMODATION

The premises are arranged over ground and first floor providing the following approximate net internal floor areas:

Ground Floor	3,442 sq ft	319.90 sq m
First Floor Sales	2,409 sq ft	223.90 sq m
First Floor Ancillary	578 sq ft	53.7 sq m

TERMS

The premises are available on a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews at a commencing rent of £230,000 pax.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£255,000
UBR (2015/16)	49.3p
Rates Payable	£125,715

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

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

EPC RATING

An Energy Performance Certificate for the property is available on request.

CONTACT US

Staff totally unaware of the impending disposal

Viewing is strictly by prior appointment with Colliers International, through:

Jack Bennett
+44 20 7344 6536
jack.bennett@colliers.com

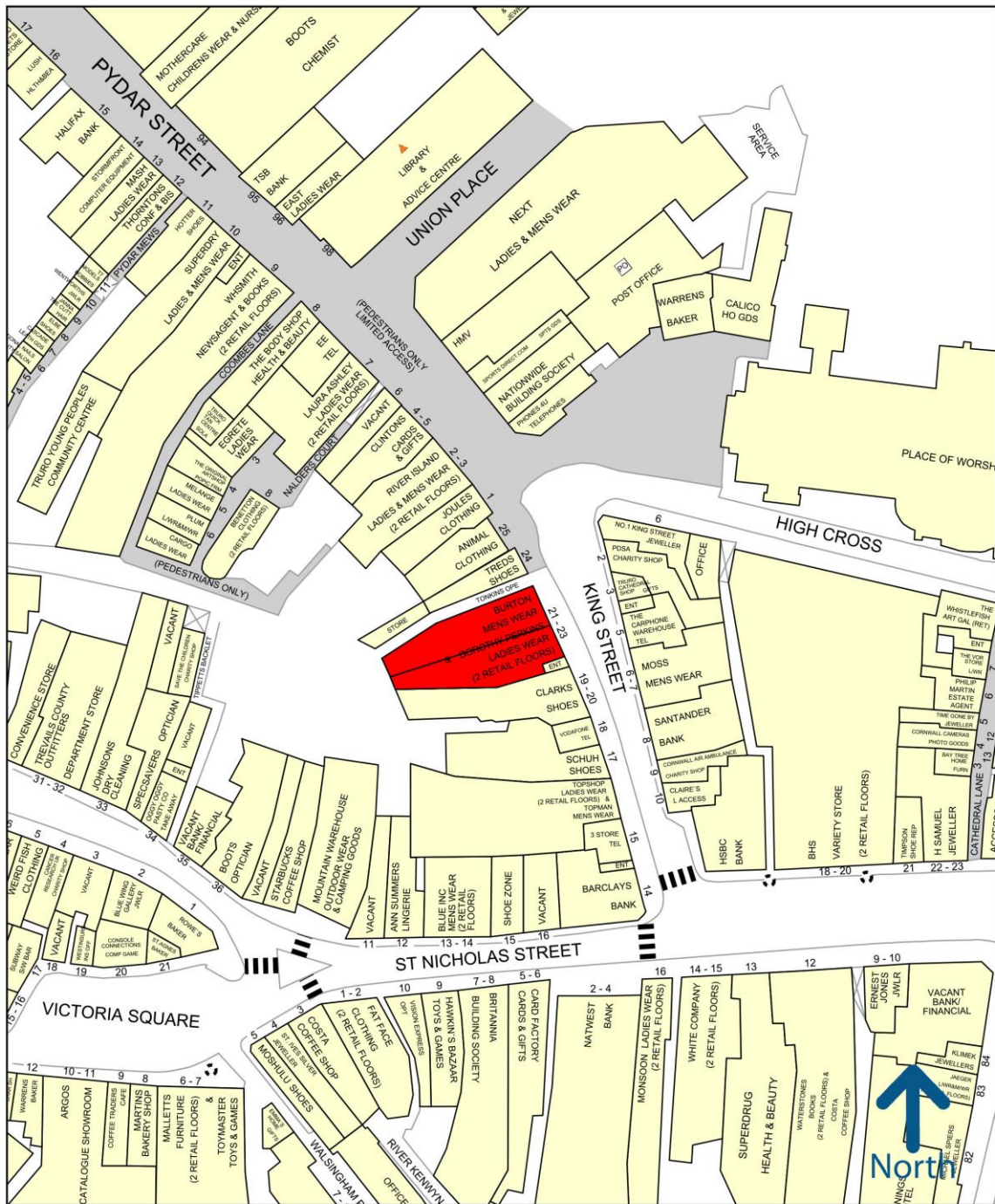
Dan Simms
+44 20 7344 6869
dan.simms@colliers.com

Colliers International
50 George Street
London W1U 7GA
+44 20 7935 4499

www.colliers.com/uk/retail



Truro



Experian Goad Plan Created: 23/10/2014
Created By: Colliers International

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2014. © Crown copyright and database rights 2014.
 Ordnance Survey 100019885

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 26/08/15

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.

