



GROUND FLOOR 27A BOSCAWEN STREET, TRURO



27A BOSCAWEN STREET TRURO CORNWALL TR1 2QQ

- TRURO CITY CENTRE RETAIL PREMISES
- GROUND FLOOR RETAIL SHOP
- GROUND FLOOR : 76.5 SQ M (823 SQ FT)
- BUSY AND PROMINENT TRADING LOCATION ADJACENT TO CO-OP, CAFFE NERO, CORNISH BAKERY, HALL FOR CORNWALL
- EXCELLENT OPPORTUNITY FOR TRURO CITY CENTRE RETAIL
- ATTRACTIVE GRADE II LISTED BUILDING
- NEW 5/10 YEAR LEASE AVAILABLE

LEASEHOLD - RENT ON APPLICATION



LOCATION

The property is located in the busy Cathedral City of Truro, the county's principal shopping and retail catchment, estimated to be in the region of 300,000, occupying a central retail position within the city centre.

Situated in Boscawen Street, a popular retailing location, nearby occupiers include, The Entertainer Toy Shop, Santander, Pizza Express, Sea Salt, Poundland, Caffè Nero and numerous other national retailers

DESCRIPTION

The property comprises a ground floor glazed shopfront on Boscawen Street, with a glazed display window and entrance door leading into a well-presented sales area.

A newly created WC will be installed to the rear of the ground floor.

ACCOMMODATION

Ground Floor Area : **76.50 sq m (823 sq ft)**

Areas taken from the VOA website - to be checked

The Net Internal Area may differ due to current shopfit arrangement

TENURE

Term : A new 10 year lease

Rent : Rent on Application

Use : E Class

Repair : Full Repairing



EPC

EPC Rating of : **E**

Under Certificate Number : **9928-7027-2986-7559-9050**

Valid until : **17 August 2031**

BUSINESS RATES

Future rateable value (from 1 April 2026) **£38,250**

To be reassessed based on proposed ground floor only.

Prospective occupiers should check with Cornwall Council as to the actual rates payable which may include currently available discounts for qualifying occupiers.

FIXTURES & FITTINGS

Please note that the images shown include tenant fixtures and fittings which are not included with the property

ANTI MONEY LAUNDERING REGULATIONS

Prospective buyers are to provide ID to comply with the current Money Laundering and Estate Agency Act regulations.

VAT

To be confirmed. All rents and figures are quoted exclusive of VAT

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole letting agents.

SBC Property

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co op

At any time
except
police vehicles

Welcome to
Truro's
Co-op

Open daily
Mon - Sat 7am - 10pm
Sun 10am - 4pm

ALSO PRICE MATCH

NO WA

£4

MEAT + FRIES



TOILET TOILET

01872 277397

01872 2773



CAFFÈ NERO
THE ITALIAN COFFEE CO.

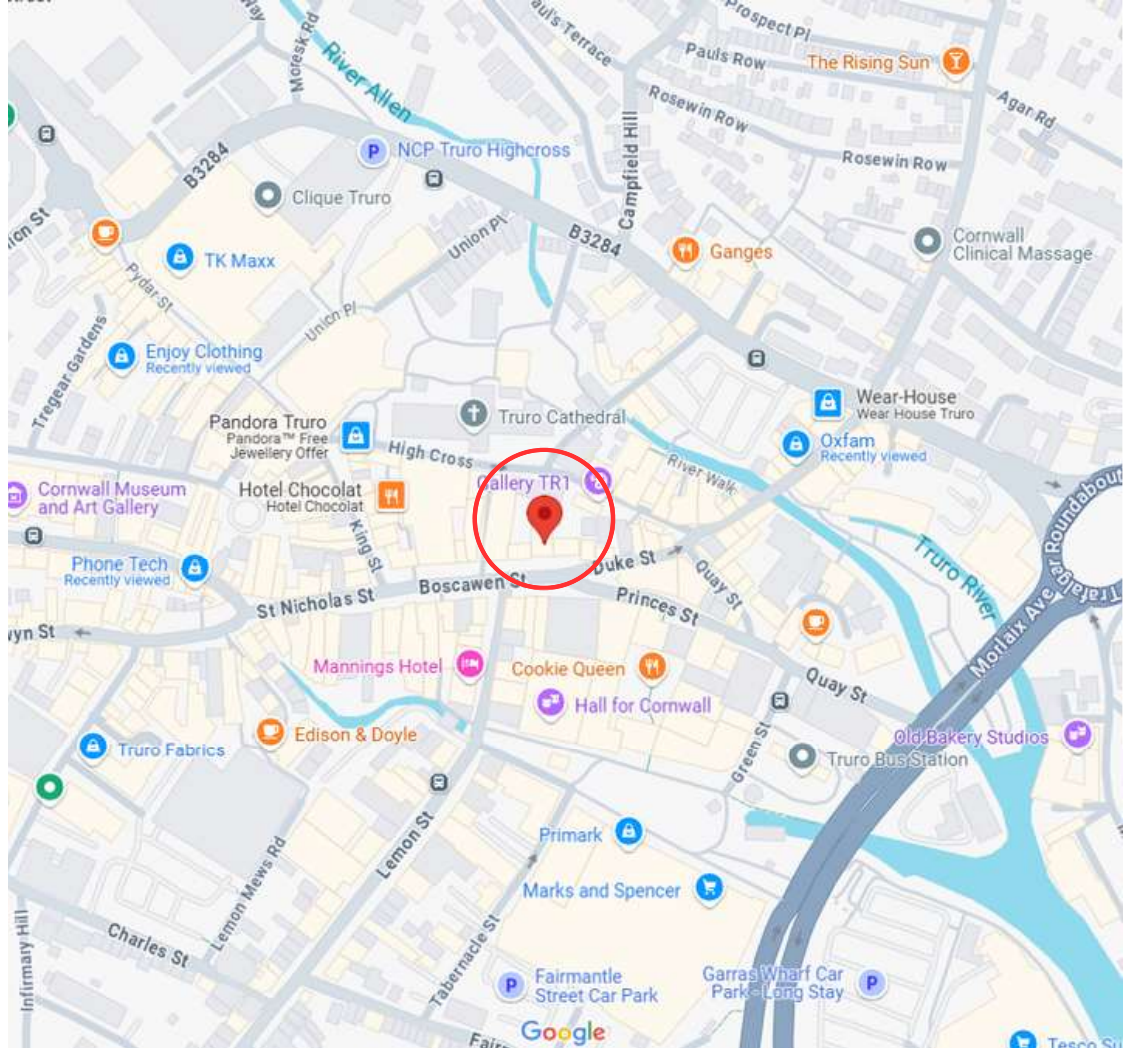
CAFFÈ NERO

THE ITALIAN COFFEE CO.

WATER



CAFFÈ NERO



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