

FLAGSHIP RETAIL UNIT TO LET

# Truro

Unit 1, 100-104 Pydar Street



Suitable For Alternative Uses



## LOCATION

Truro is the only cathedral city parish in Cornwall, it is rich in history, abundant with local culture and stunning architecture. It is the county town and the administrative centre for Cornwall with a catchment extending to just over 200,000 persons. Truro offers fantastic retail therapy with a wide range of high street chains, independent shops, restaurants and coffee bars.

The property sits in a highly prominent position on prime Pydar Street with a return frontage onto Union Place. Sitting close to the likes of TK Maxx, New Look, Superdry and Boots, the location benefits from excellent footfall which is enhanced by the presence of the 466 space multi-storey car park sitting at the rear which ensures consistent footfall delivery to the location throughout the day.



## DESCRIPTION

This flagship retail opportunity sits in a prime location offering a superb corner perspective towards the foot flow coming down Pydar Street. The unit is arranged over two large floor plates and benefits from excellent servicing. The property would suit retail, catering, leisure as well as other uses. It comprises the following approximate areas:

Internal Width Max: 42 ft (12.8 m)  
Ground Floor NIA: 8,080 sq ft (751 sq m)  
Second Floor NIA: 7,758 sq ft (721 sq m)

There is the potential to extend the property to provide for a First Floor sales area up to approximately 15,000 sq (1,394 sq m) if required.

## TERMS

Available on a new lease to be agreed.

## RENT

On application.

## BUSINESS RATES

Rateable Value: £235,000  
Rates Payable 2020/21: £120,320

Interested parties are to confirm this figure with the local rating authority. Business Rates relief may apply.

## EPC

The property has an EPC Rating of D (90)





Please contact the joint agents for  
further information:



Andrew Shepherd  
020 7287 2155 / 07715 001 005  
andrew@as-retail.co.uk



Thomas Smith  
01872 247 013 / 07825 114 802  
ts@miller-commercial.co.uk

Will Duckworth  
01872 247 034 / 07876 387 575  
wd@miller-commercial.co.uk