



Former Iceland, Fairmantle Street

Truro, TR1 2EQ

Retail unit to let

7,745 sq ft

(719.53 sq m)

- Former Iceland supermarket
- Opposite M&S, Tesco and Aldi
- 27 car parking spaces
- Short walk to city centre retail
- Temporary options available

Summary

Available Size	7,745 sq ft
Rates Payable	£43,776 per annum
Rateable Value	£85,500
BER Rating	Upon enquiry

Location

Truro is a cathedral city in the county of Cornwall and serves as the region's primary location for administrative, retail and leisure trade, with a resident population of 20,900.

The subject property is situated in a prominent position on Fairmantle Street and lies opposite Tesco, Aldi and M&S. It is also a short walk from the city centre on the main route to the Lemon Quay Shopping Centre, home to Primark, JD Sports and JD Wetherspoons.

Description

The property is a detached former supermarket arranged over a large ground floor trading area and staff, WC and kitchen space at first floor. The demise also includes 27 customer parking spaces and rear loading.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground Floor Sales	7,143	663.61	Available
First Floor Office	602	55.93	Available
Total	7,745	719.54	

Planning

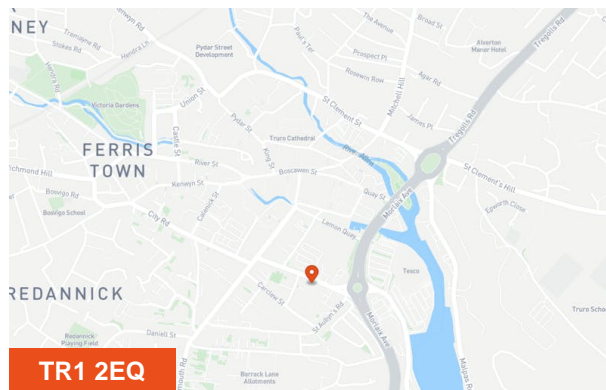
The premises benefit from a Use Class E as detailed within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Lease

The property is held by way of a 15 year lease, expiring 27th February 2030, with a tenant's option to break at 27th February 2025.

Legal Costs

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



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Viewing & Further Information

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50 metres

Experian Goad Plan Created: 27/04/2023
Created By: Hartnell Taylor Cook LLP



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