

COMMERCIAL INVESTMENT, 18 OLD BRIDGE STREET, TRURO, TR1 2AH

£295,000

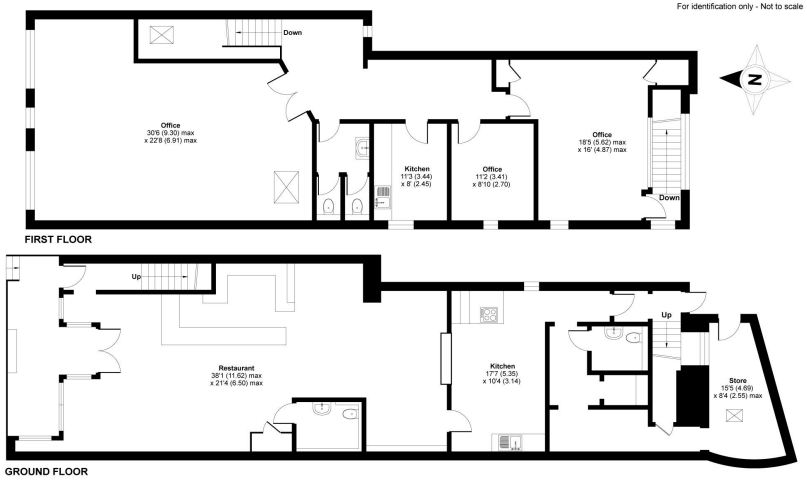
Miller Commercial

Chartered Surveyors and Business Property Specialists

18 Old Bridge Street, Truro, TR1 2AH

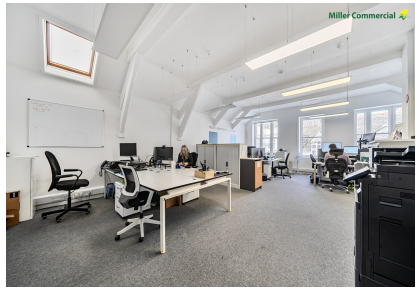
Approximate Area = 2889 sq ft / 268.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Miller Commercial LLP. REF: 1548326





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:
Located on Old Bridge St, nestled behind Truro Cathedral and adjacent to the Shoppers Car Park and mere minutes from the city centre.

DESCRIPTION:
A multi-let city centre commercial investment generating £28,700 annually with recent lease renewals to both tenants. Known as 'Toad Hall', 18 Old Bridge Street is a recognisable building that has been owned by our clients for many years. They are now seeking to dispose of it as they enter retirement.

Bodega 18 occupy under two leases for the ground floor which both commenced 20 November 2025 and expiring 19 November 2030 paying £19,200 total per annum. Harris Begley occupy under a single lease which commenced on 21 October 2025 and expiring 20 October 2030 paying £9,500 per annum.

All leases are subject to an upwards only open market rent review on the third anniversary of the respective terms. Full leases are available upon request.

SCHEDULE OF ACCOMMODATION:
Ground floor restaurant, kitchen and store rooms. Separate access to the first floor offices. Communal rear fire escape.

SERVICE CHARGE:
There is a service charged administered by Miller Commercial. Details are available on request.

TENURE / LEASE TERMS:
Freehold subject to occupational leases as described above.

VAT:
The property is not elected for VAT.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search

To find out how much business rates will be payable there is a business rates estimator service via the website.





LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Ratings for this property range from E to C.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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