

Miller Commercial

Chartered Surveyors and Business Property Specialists



Investment Opportunity, 15 New Bridge St, Truro, TR1 2AA

- COMMERCIAL INVESTMENT OPPORTUNITY
- ATTRACTIVE THREE STOREY BUILDING OF TRADITIONAL CONSTRUCTION
- PRODUCING £17,000 PER ANNUM EXCLUSIVE
- LET UNTIL 31 JULY 2023
- THE PROPERTY IS NOT VAT ELECTED
- ENERGY PERFORMANCE ASSET RATING - E (109)

Guide Price: £275,000



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LOCATION:

New Bridge Street is one of the specialist retailing areas of Truro and includes a good mix of independent retailers, health and beauty outlets, specialist shops, cafe's and bars with professional services. The street is situated close to the Shoppers Car Park and the rest of the City Centre.

PREMISES:

Number 15 is an historic building which is principally of stone construction with a pitched hipped slate roof. The building includes a gated courtyard to the side which has a slate finish and provides outside seating for the cafe and access to the building. The ground floor comprises a cafe with open plan kitchen off and prep. room behind. To the side of the main building is a smaller two storey structure which includes a WC at ground floor level with stairwell to the rear and a small treatment room above which is accessed of a large open plan first floor function room. The second floor is given over to customer wc's, staff facilities and a spacious office.

SCHEDULE OF ACCOMMODATION:

All areas are approximate and based on Net Internal Area.

Ground Floor - 900 sq.ft (83.6 sq.m)

includes seating area, kitchen and prep. room plus WC

First Floor - 791 sq.ft (73.5 sq.m)

includes main function room with separate room off

Second Floor - 279 sq.ft (25.9 sq.m)

includes staff room and office plus customer gents and ladies wc's & plant room.

Outside - Courtyard area with external seating.

TENURE:

The premises are offered freehold subject to and with the benefit of a lease which is on full repairing and insuring terms limited by way of a schedule of condition for a term of 6 years expiring on 17/06/2026 and includes a tenant only break option on 01/08/2023 which has been actioned. The passing rental is £17,000 per annum. Full details are available upon request.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (109).

**CONTACT INFORMATION:**

For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

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.

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