Miller Commercial

Chartered Surveyors and Business Property Specialists





9 DUKE STREET, TRURO, TR1 2QE

A recently refurbished retail premises located on the edge of the prime shopping area of the City of Truro to be sold with vacant possession.

The premises benefit from a good level of passing trade, being located between Boscawen Street and the specialist trading quarter of St Mary's Mews and New Bridge Street.

The property is arranged over three floors comprising a retail area on the ground floor with office/storage/meeting space above.

- **FOR SALE WITH VACANT POSSESSION**
- **EXCELLENT OPPORTUNITY TO ACQUIRE A VACANT FREEHOLD RETAIL UNIT IN HEART OF TRURO**
- **WOULD SUIT A VARIETY OF USES**
- **701 SQ FT (65.2 SQ M) IN TOTAL**
- **EPC RATING OF "C" (64)**

£150,000 FREEHOLD

LOCATION AND DESCRIPTION:
A period retail premises well located in the heart of Truro City Centre close to Boscawen Street and the specialist trading quarter of St Mary's Street and New Bridge Street.
The property is situated amongst a thriving mixture of national and local retailers including Seasalt Clothing, The Entertainer, Pizza Express, Caffe Nero as well as a host of independent retailers, cafes and restaurants.

The recently refurbished property comprises ground floor and two upper floors, kitchenette and WC. The building would suit a variety of uses, subject to planning, from A1 retail to A2 financial services as well as A3 cafe, now all under the wider Use Class of "E".

SCHEDULE OF ACCOMMODATION:
Ground Floor - 260 sq ft (24.2 sq m)
First Floor - 215 sq ft (20 sq m)
Second Floor - 226 sq ft (21 sq m)
Total - 701 sq ft (65.2 sq m)

TENURE:
Freehold.
To be sold with vacant possession

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

LEGAL COSTS:
Each party to be responsible for their own legal costs

BUSINESS RATES:
The current rateable value is £10,000. To find out how much business rates will be payable there is a business rates estimator service via the website; https:// www.tax.service.gov.uk/view-my-valuation/search.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (64).

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

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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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