

MIXED INVESTMENT, 13-14 NEW BRIDGE STREET, TRURO, TR1 2AA

OFFERS IN EXCESS OF £200,000 FREEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

SUMMARY:

- MIXED INVESTMENT OPPORTUNITY
- TWO SHOPS WITH CLOSED 2-STOREY BAR PREMISES
- FLATS ABOVE SOLD OFF ON LONG LEASE
- EFFECTIVE FULL REPAIRING LEASES
- EPCs BAND B, C & D

LOCATION:

Situated in a specialist retailing area comprising mainly independent retailers cafes and businesses, the premises are close to Duke Street and Boscawen Street together with the Shoppers Car Park.

PREMISES:

Two buildings; the front comprising two shops on the ground floor with two flats (sold off) above over first and second floor. To the side there is a passageway which provides access to the rear building which is a two storey stone structure with recent new roof comprising the (now closed) bar premises which are fully fitted and equipped. This building may (subject to consents) have potential for conversion to residential use.

VAT:

This property is not VAT elected.

SCHEDULE OF ACCOMMODATION:

13 New Bridge Street - Rear Building
Ground Floor - 47.6 sq.m (512 sq.ft)
First Floor - 47.7 sq.m (513 sq.ft)
M + F WC's**14a New Bridge Street**
Retail Area - 37.5 sq.m (404 sq.ft)
14b New Bridge Street
Retail Area - 30.0 sq.m (322 sq.ft)
WC

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property are as follows:
13 New Bridge Street - B (46)
14a New Bridge Street - C (75)
14b New Bridge Street - D (85)

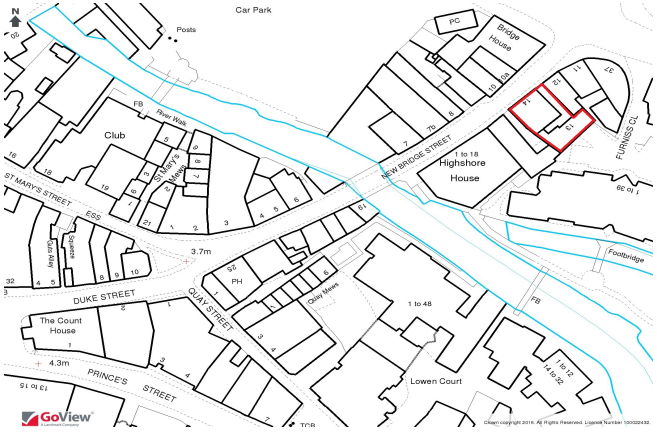
CONTACT INFORMATION:

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

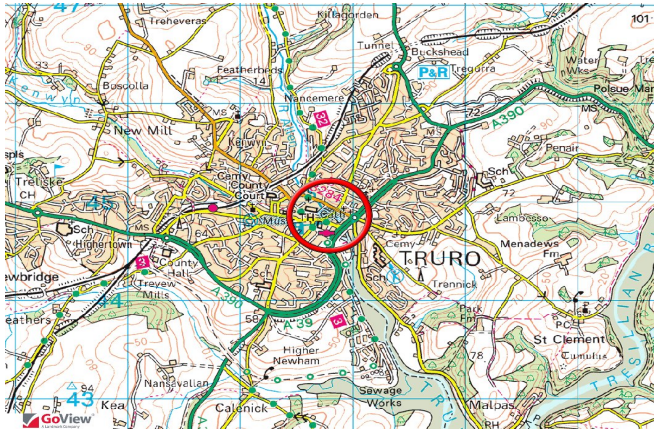
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk OR

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

	13 NB St	14a NB St	14b NB St	Flat 1	Flat 2
Term	Vacant	5 years	5 years	99 years	99 years
Lease Commencement	n/a	01/05/2021	01/01/2022	24/06/1981	30/09/1996
Lease Expiry	n/a	30/04/2026	31/12/2026	23/06/2080	29/09/2995
Rent & Payment Frequency	n/a	£6000 per annum on the usual quarter days	£6500 per annum on the usual quarter days	£45 per annum payable on 24th June each year	£45 per annum payable on 24th June each year
Rent Review Date	n/a	01/05/2024	01/01/20025	n/a	n/a
Repairs	n/a	Proportional full repairing	Proportional full repairing	Proportional full repairing	Proportional full repairing
Alterations		Permiited subject to the Landlord's consent.	Permiited subject to the Landlord's consent.	Permited subject to the Landlord's consent.	Permiited subject to the Landlord's consent.
Break Option		passed	passed	n/a	n/a








FALMOUTH FLOORING
FALMOUTH FLOORING
Karndean Designflooring
KITCHENS
Parlon


Amtico Form


tico Spacia
CLOSED
Designed and made in Britain
25


Amtico Form


FALMOUTH FLOORING
14b
Parlor


KEVIN.MURPHY
14b
Parlor




KEVIN.MURPHY


Street Barbers
hello gorgeous
Falmouth Flooring
Open Late Thursday Nights
Falmouth Flooring



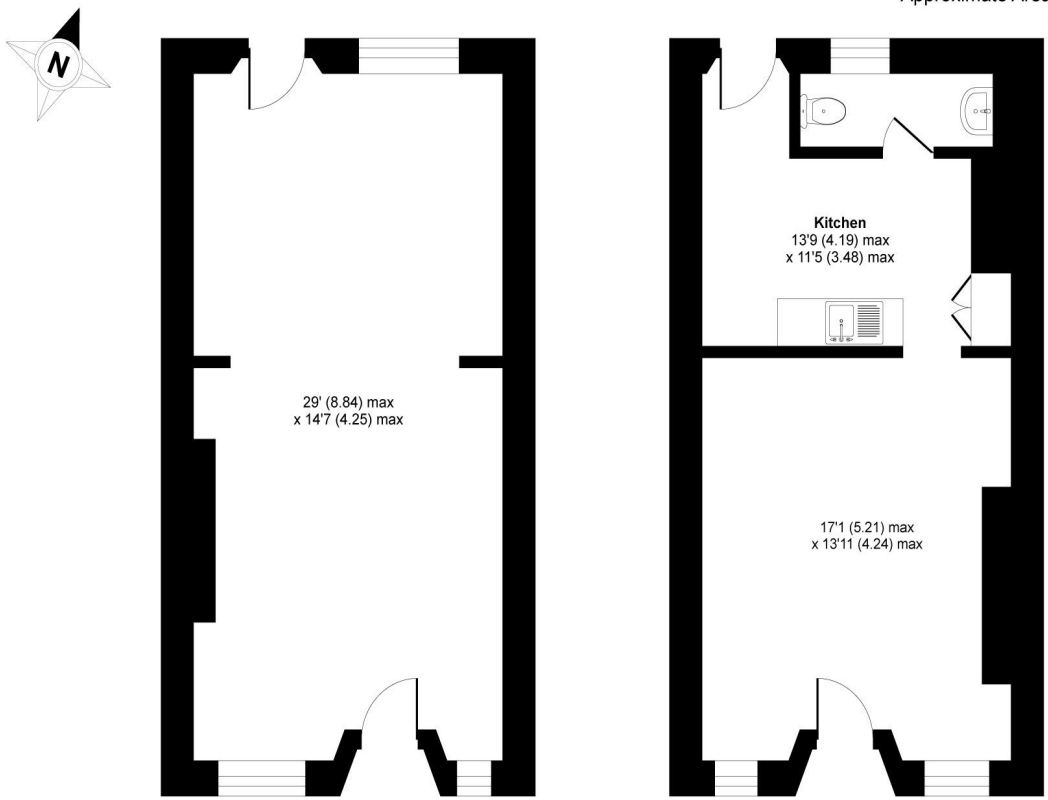

Gin of the Week
ROCCOS
GIN & RETRO BAR


80s PARTY
ROCCOS
90's DANCE HITS!

14A And 14B New Bridge Street, Truro, TR1 2AA

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Miller Commercial LLP. REF: 992529

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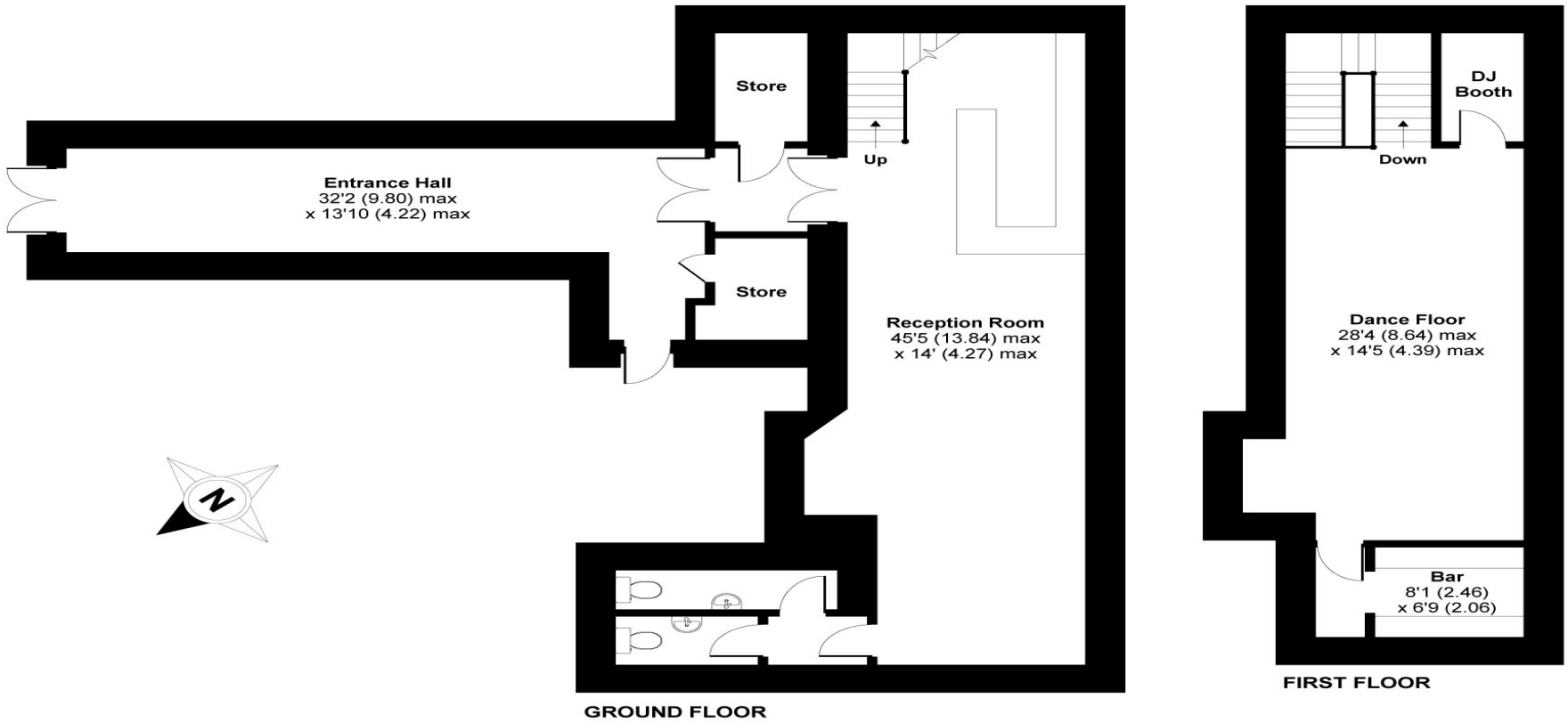
13 New Bridge Street, Truro, TR1 2AA

Approximate Area = 1599 sq ft / 148.6 sq m

For identification only - Not to scale



Certified Property Measurer

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