Miller Commercial

Chartered Surveyors and Business Property Specialists



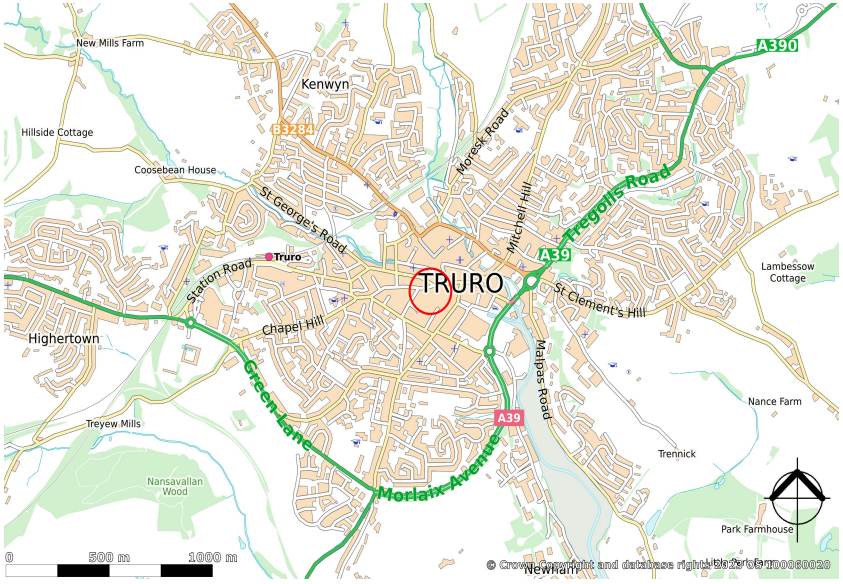


12 VICTORIA SQUARE, TRURO, TR1 2RU

A Grade II listed vacant freehold property in the heart of Truro, fronting onto Victoria Square providing a retail unit on the ground floor with upper floors that could be converted into two residential flats (Subject to planning). Rear access connects to an internal staircase at the back of the building that leads to the upper floors. Currently occupied by Warrens the bakers, nearby occupiers in Victoria Square include Rowes, Starbucks, Costa, Moshulu, Burger King, Mallets Home & Hardware and the very well known and popular deli Sabzi. Nearby, Kenwyn Street, Little Castle Street and River Street are well known for the number of independent traders, while the prime shopping street of King St, Pydar St and Boscawen St, home to Waterstones, White Company, Sports Direct, HMV amongst others are moments from the property.

****PRICE REDUCED** £215,000 with vacant possession**

- **FOR SALE**
- **PROMINENT HIGH STREET LOCATION ON VICTORIA SQUARE**
- **GROUND FLOOR RETAIL UNIT OF 490 SQ FT (45.6 SQ M)**
- **TWO VACANT UPPER FLOORS THAT CAN BE CONVERTED TO RESIDENTIAL (STP)**
- **UPPER FLOORS ARE REACHED BY ACCESS TO THE REAR AND INTERNAL STAIRCASE**
- **GRADE II LISTED**
- **EPC RATING OF D (93)**







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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 Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

[A prominent city centre property over ground and 2 upper floors. Benefitting from rear access and an internal staircase to the rear to the upper floors means the property has a lot of potential for redevelopment of the uppers while the ground floor presents a the perfect opportunity for a lock up retail unit or other business use.

Located immediately adjacent to the park & ride bus stop, the building is situated prominently in Victoria Square in an area that is home to both national retailers like Starbucks and Costa as well as a multitude of local, independent traders.

SCHEDULE OF ACCOMMODATION:

Ground floor - 490 sq ft (45.6 sq m)
First Floor - 323 sq ft (30 sq m)
Second floor - 352 sq ft (32.74 sq m)

nb. the upper floors have more space than is shown here due to several WCs and staff amenity areas that have not been included in these figures.

TENURE:

The premises are available for sale as a freehold with vacant possession.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £23,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999





ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (93).

VAT:

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

CONTACT INFORMATION:

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

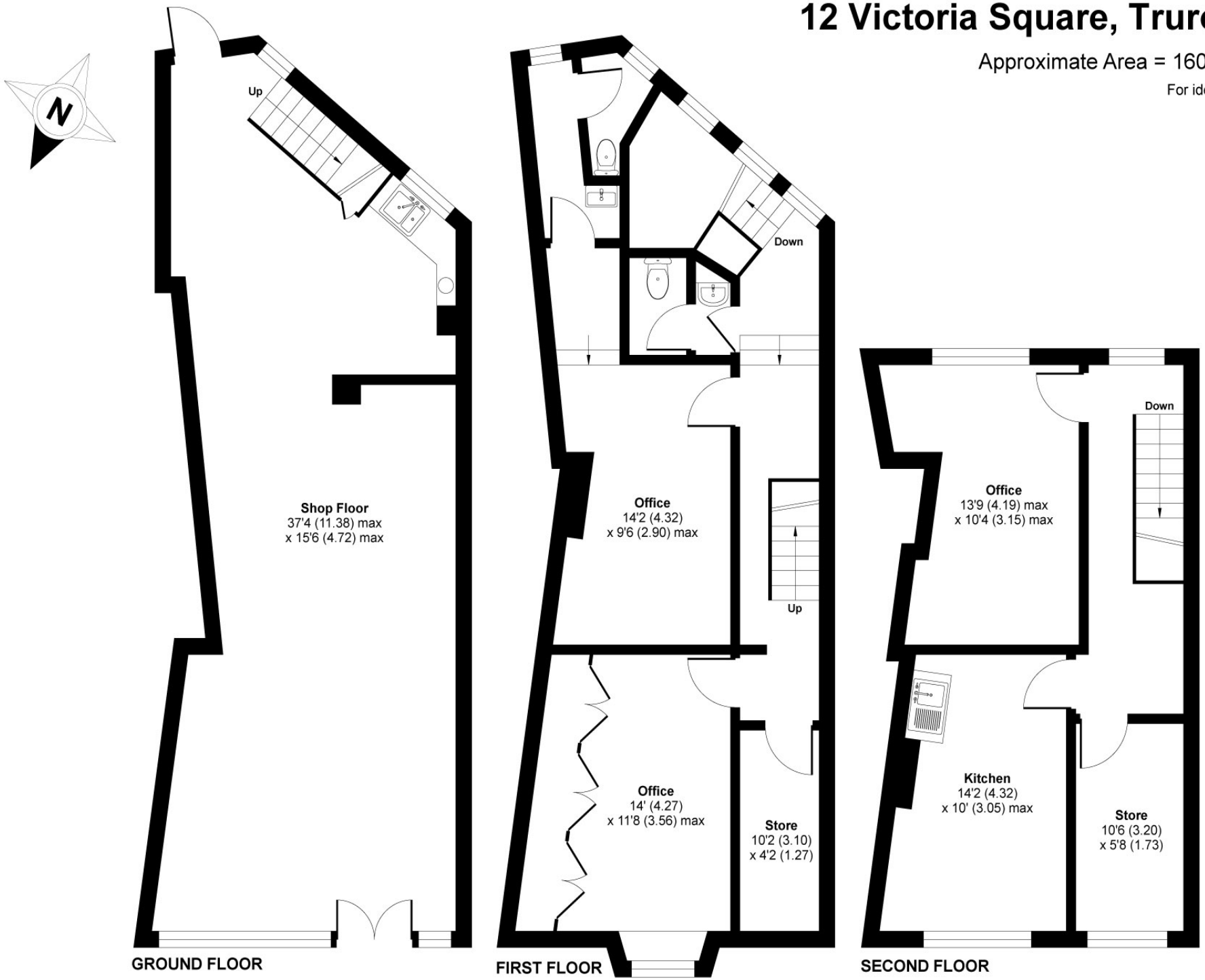
Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

12 Victoria Square, Truro, TR1 2RU

Approximate Area = 1600 sq ft / 148.6 sq m

For identification only - Not to scale



RICS Certified Property Measurer

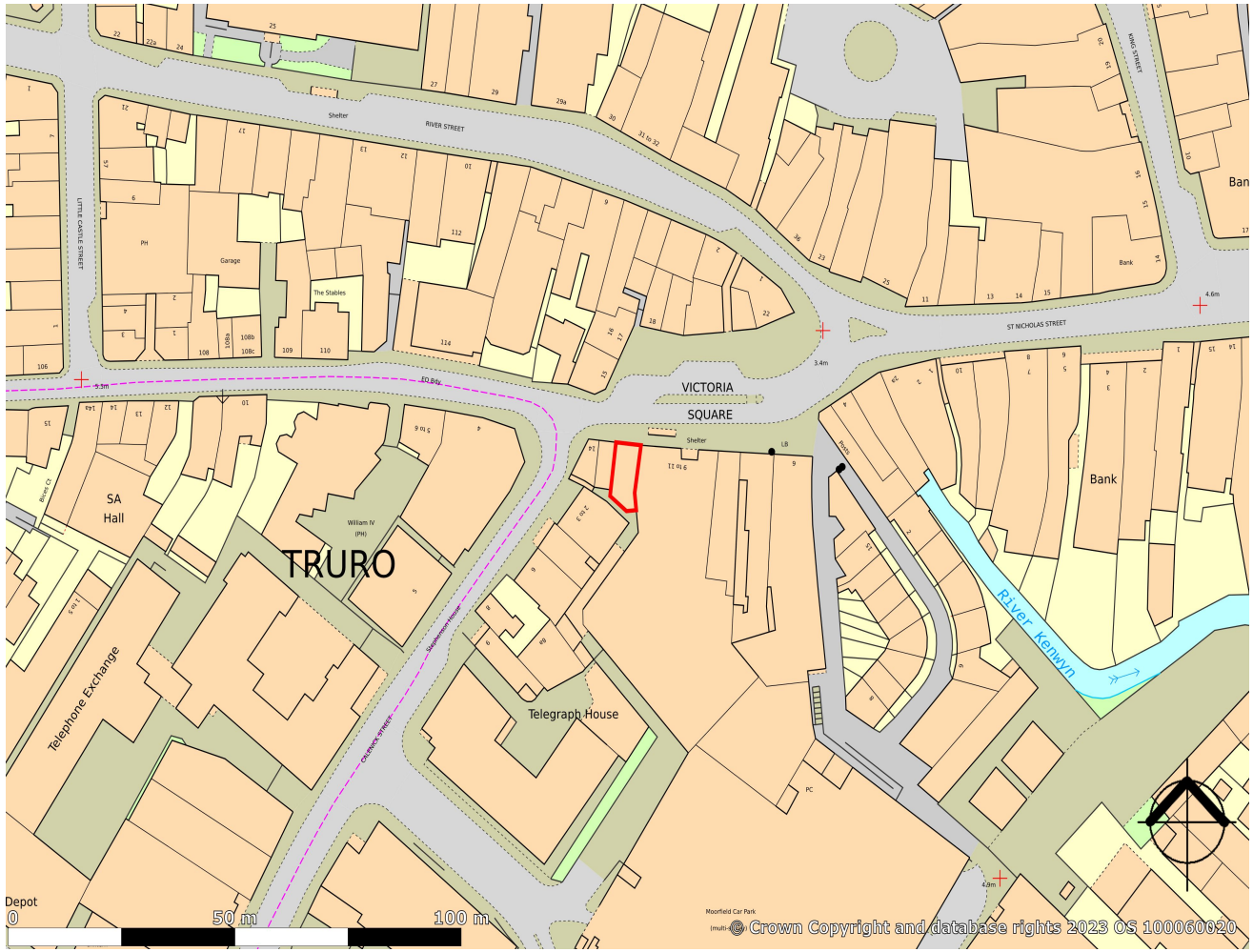
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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TRURO
VICTORIA
SQUARE
RIVER STREET
ST NICHOLAS STREET
Shelter
SA
Hall
William IV
(PH)
Telephone Exchange
Telegraph House
Bank
River Kenwyn
Depot
0
50 m
100 m
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