

COMMERCIAL INVESTMENT, 55 VICARAGE ROAD, ST. AGNES, TRURO, TR5 0TH

£350,000

Miller Commercial

Chartered Surveyors and Business Property Specialists

DESCRIPTION:
A rare opportunity to acquire a national covenant investment in an idyllic North Cornwall village setting.

The end terrace property has an attractive frontage with Boots the Chemist occupying the whole. There is an opportunity to re-gear the lease to take back the unoccupied 2-bed flat to the first floor and create either a holiday or long-term rental, which could significantly increase the return on the investment.

Prior to Boots taking occupation it was run as an independent chemists dating back to at least the 1970s.

LOCATION:
55 Vicarage Road is situated in the main road through St Agnes down towards Trevaunance Cove forming the end terrace of a row which includes an independent newsagents, Spar, with a public house and other amenities nearby.

The town s is some 9 miles from Truro, Cornwall's administrative centre. St Agnes is hugely popular with tourists in the summer months whilst retaining a village feel with stunning coastline, beaches and access to the A30 which is only 4 miles away.

SCHEDULE OF ACCOMMODATION:
The ground floor is given over to retail and store space for Boots. The first floor is accessed internally and comprises staff kitchenette, store room, WC and staff room.

There is separated external access to an unoccupied 2-bed flat which could be put back into use subject to a lease re-gear. The flat has generous front lounge, two bedrooms, kitchenette, WC and separate bath room. It would benefit from cosmetic upgrades to be put back into use as either a primary residence or holiday let.

TENURE / LEASE TERMS:
The premises are available freehold with the benefit of a lease renewal to Boots the Chemist which commenced in December 2024 for a 5-year term at a rent of £21,000 per annum.

A copy of the lease is available following a conversation with ourselves.

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 £19,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

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

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

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is c (63).

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

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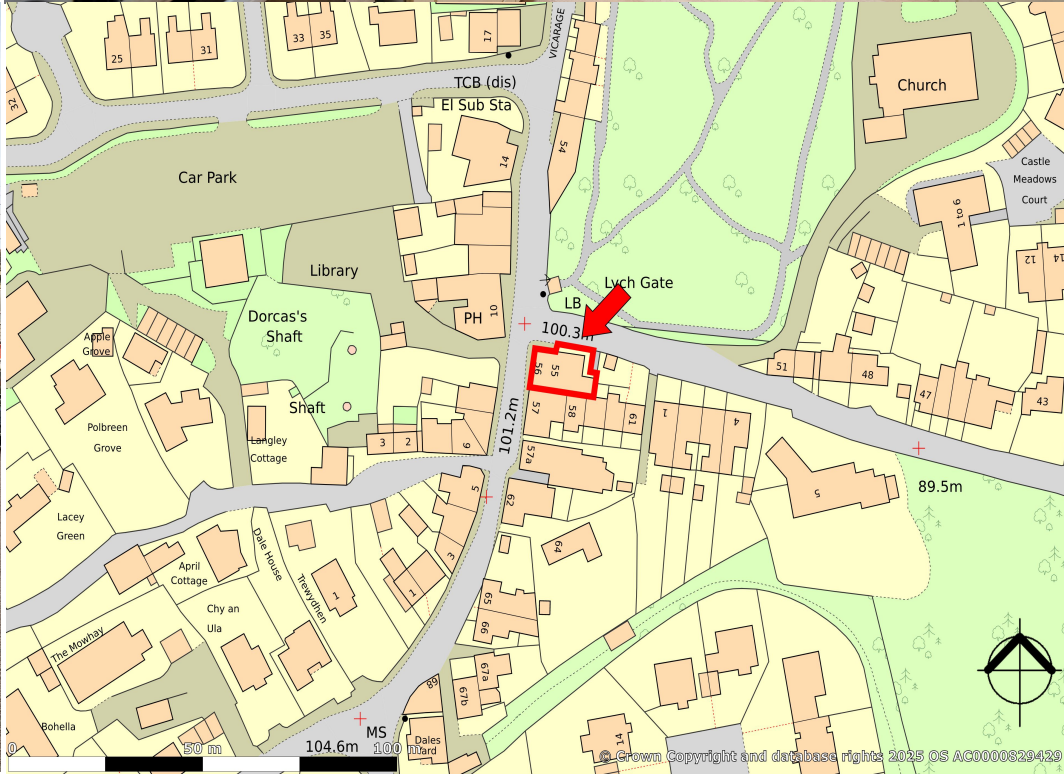



After using the mop Please rinse and empty the Bucket






your local pharmacy


TCB (dis)
El Sub Sta
Church
Car Park
Library
Lych Gate
LB
100.3m
Dorcas's Shaft
PH
Shaft
Apple Grove
Polbreen Grove
Langley Cottage
101.2m
89.5m
Lacey Green
April Cottage
Dale House
Trewydhen
Chy an Ula
The Mowhay
Bohella
MS
104.6m
Dales Hard
Castle Meadows Court
VICARAGE
0
50 m
100 m
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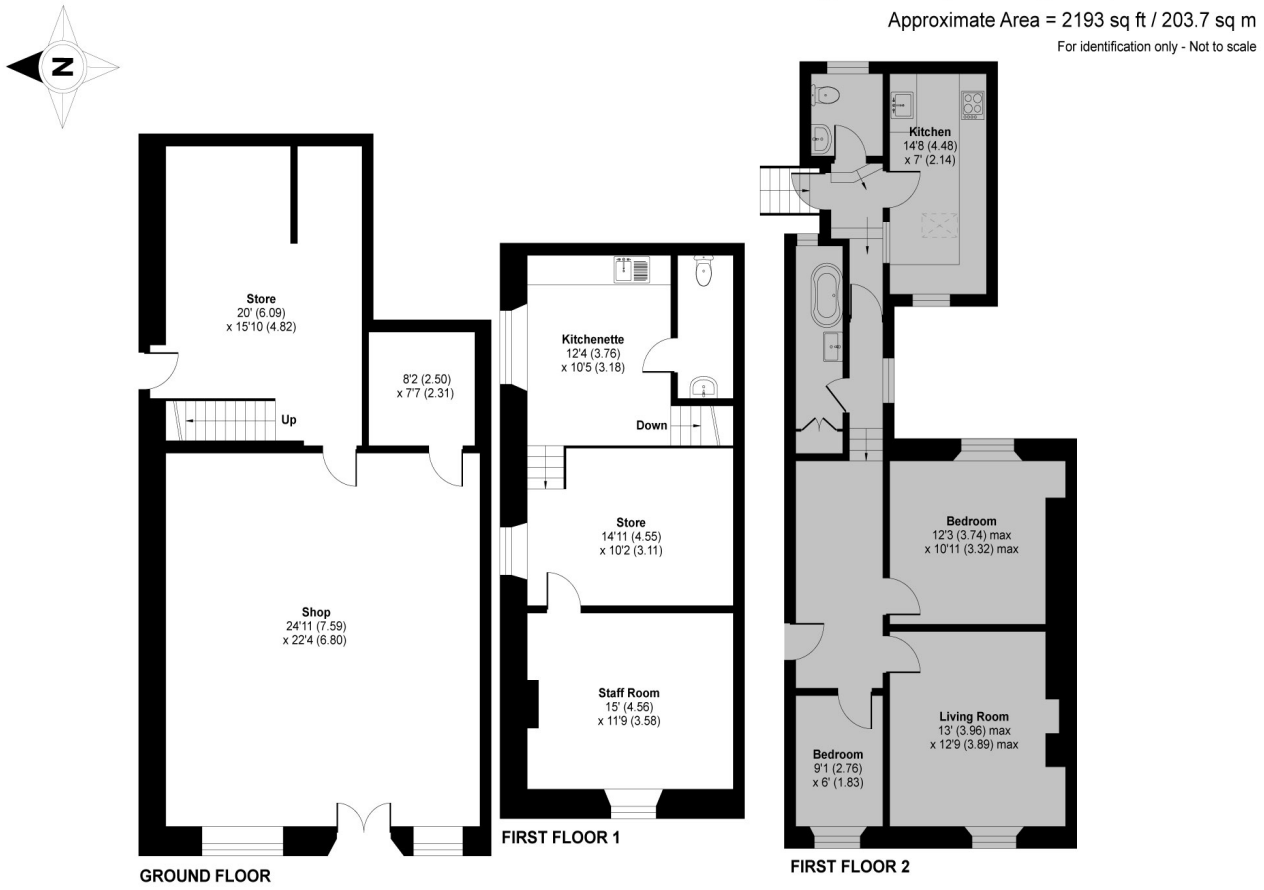

Crosscoombe Farm
Crosscoombe Manor
Bawden Manor Farm
New Downs Cottage
The Toll House
Polberro House
Blue Hills Cottage
Heather Bank
Wheal Joy
Trevellas
Lavender Cottage
Carngullow
Wheel Sparrow
Quay Road
Wheal Kitty
Jericho Cottage
The Owl Box
St Agnes
Water Lane
B3285
Barkla Farm
Beacon Road
Bungay House
Cameron Cottage
Wheal Coates
Beacon Cottage Farm
Cannonball Farm
Goonvrea Road
Ropewalk Farm
Beacon Drive
Bolster
Goonvrea
Goonbell
B3277
Goonvrea Farm
Spain Cottage
Presingoll Farm
0
500 m
1000 m
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Holsworthy
Okeha
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Tamar
Bodmin Moor
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Wadebridge
Callington
Tavis
Newquay
Bodmin
Liskeard
Saltash
Lostwithiel
Looe
Fowey
Torpoint
Whitsand Bay
St Austell
Truro
Probus
Redruth
St Ives
Camborne
Hayle
Penryn
St Just
Helston
St Mawes
Falmouth
Penzance
Falmouth Bay
Mount's Bay
Land's End
Lizard Point
Lizard
CITY OF PLYMOUTH
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55 Vicarage Road, St. Agnes, TR5 0TH

Approximate Area = 2193 sq ft / 203.7 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: 1230459

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