



MIXED INVESTMENT, 22 RIVER STREET AND 55A CASTLE STREET, TRURO,
TR1 2SJ

£275,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

River St and Castle St lies on the edge of the retail centre of Truro and is in a popular trading position, set amongst niche retailers, restaurants, jewellers and a short walk from the museum and City centre. The properties are close to the bus stop for the park and ride and within a short walk of the main line railway station.

DESCRIPTION:

Two small lock up retail premises occupied by Endurance Flooring and No. 22 Ladies Clothing Boutique with brand new leases. There is also a tenanted 2-bed flat to the first floor.

The premises, attached but with separate addresses, are available on the open market by way of the freehold interest and we are instructed to seek offers at £275,000 for this mixed investment with a strong reversionary value.

The investment produces £27,180 PA

TENURE / LEASE TERMS:

The premises are available by way of the long leasehold interest. Full lease details are available upon request.

SCHEDULE OF ACCOMMODATION:

22 River St is set over two floors:

Retail area - 264 Sq Ft / 24.49 Sq M

FF store - 109 Sq Ft / 10.4 Sq M

FF office/hall - 81 Sq Ft / 7.51 Sq M

FF WC - 23 Sq Ft / 2.13 Sq M

55a Castle St comprises purely ground floor:

334 Sq Ft / 31.03 Sq M

All measurements are approximate and have been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

The flat has not been measured but includes a lounge, kitchen, bathroom and 2 bedrooms.

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 for 22 River St is £7,200 as per 1 April 2023 rating. 55a Castle St is at £4,400 as per the 1 April 2023 rating. This means no rates are payable on either unit for qualifying businesses

VAT:

We are advised that the properties are not elected for VAT therefore no VAT is payable on the purchase price.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for 55a Castle St is E (112). The EPC for 22 River St has been commissioned and will be available shortly. The EPC for the flat at 22 River St is E (40).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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Mike Nightingale on 01872 247008

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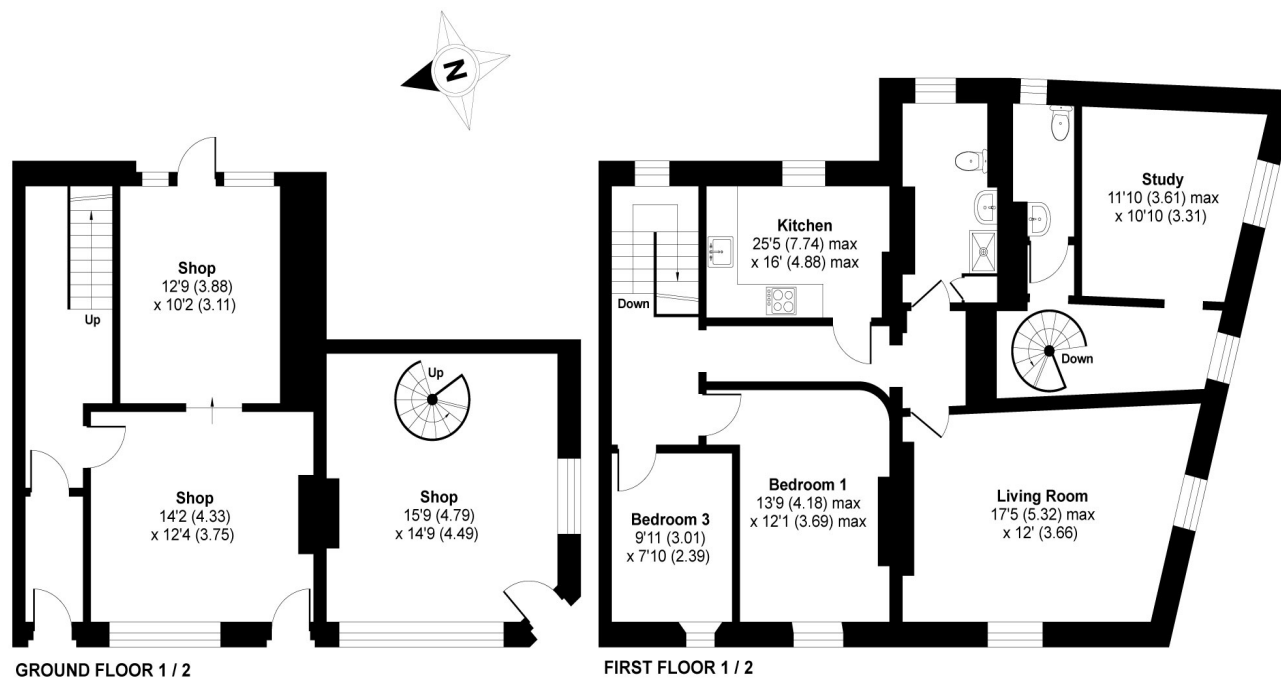




55 Castle Street, Truro, TR1 3AF

Approximate Area = 1690 sq ft / 157 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: 1312234

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