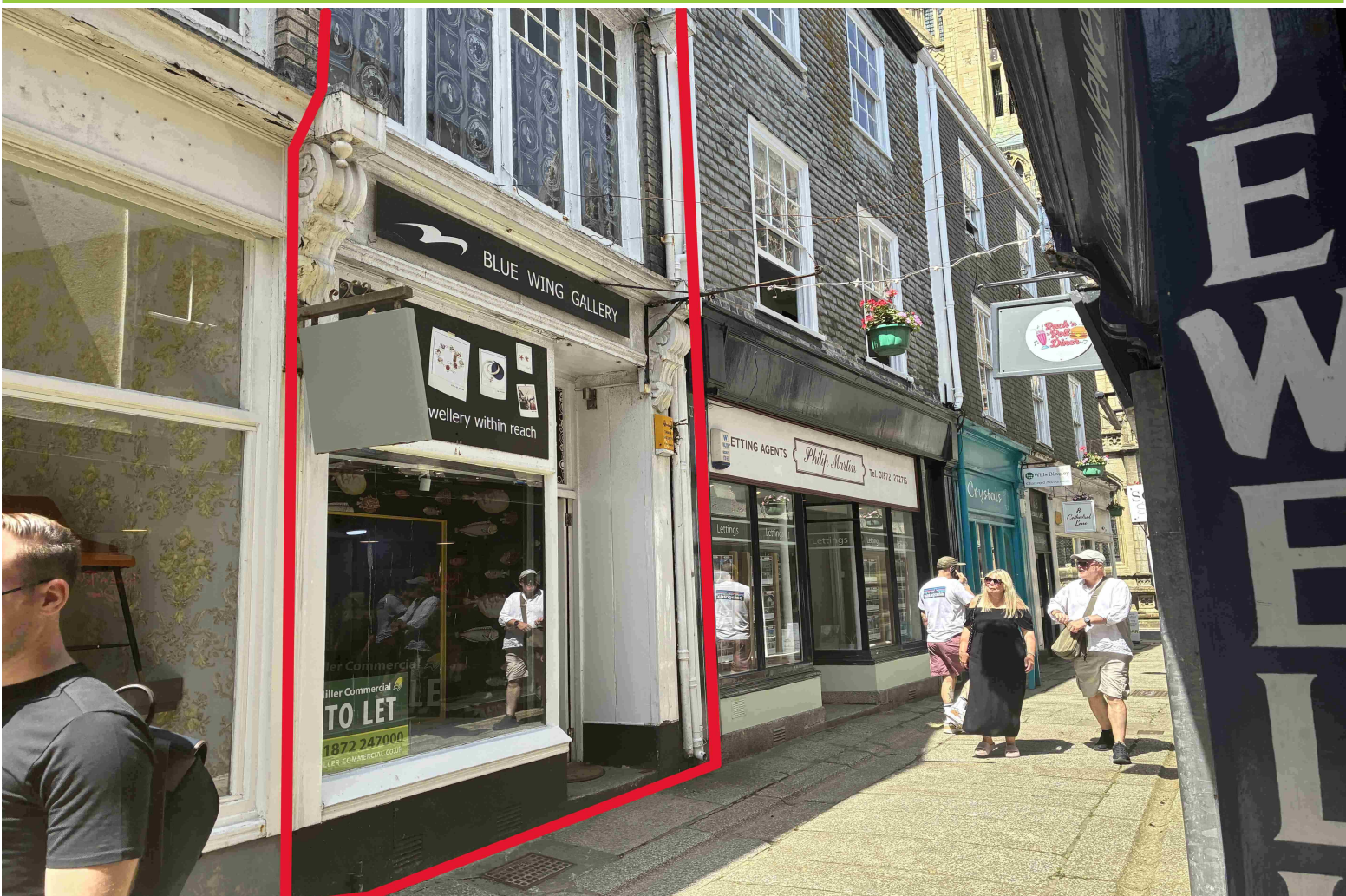


Miller Commercial

Chartered Surveyors and Business Property Specialists



5 CATHEDRAL LANE, TRURO, TR1 2QS

- LOCK UP RETAIL UNIT WITH UPPER FLOOR FOR OFFICE/STORAGE/OTHER USES
- 769 SQ FT (71.4 SQ M) TOTAL
- WC AND KITCHEN/STAFF ROOM FACILITIES
- EPC RATING OF "E" (101)
- CENTRAL LOCATION / ADJOINING TRURO'S PRIME RETAIL PITCH

Offers in excess of £180,000 (NO VAT)



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LOCATION:

Cathedral Lane is situated in the heart of Truro on a pedestrian thoroughfare, adjacent to the Cathedral and moments from the prime retail pitches of Pydar Street and Boscawen Street. Nearby occupiers include a range of independent retailers, including art galleries, jewellers, cafes and boutiques, as well as many national retailers. The street benefits from passing footfall from Boscawen Street.

DESCRIPTION:

A well-presented shop with ancillary first floor space in a prominent city centre position. The ground floor comprises an established jewellery retail unit with an attractive frontage with excellent visibility and alarm, heating and a roller security shutter.

On the ground floor, the retail space is arranged as two principal sales areas with a central till, fitted with high-quality display cabinets (available by separate negotiation).

To the rear is a small enclosed yard and stairs to the first floor. The upper floor provides a kitchenette, WC, and two large rooms suitable for office use or storage. Overall, the property offers a strong opportunity for a range of retail uses.

The premises benefit from good levels of passing trade, being situated between Boscawen Street and the specialist trading quarter of St Marys Street. The property is offered to the market for sale with the benefit of full vacant possession.

SCHEDULE OF ACCOMMODATION:

Ground Floor - 364 sq ft (33.9 sq m)

First Floor - 404 sq ft (37.5 sq m)

WC

LEGAL COSTS:

Each party is responsible for their own legal costs.

VAT:

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

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 £11,500.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is 'E' (101), Expiry 2029. The property was refurbished including new heating and energy efficient LED lighting after the EPC was prepared.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

Eilidh Donaldson on 01872 247008

Email ed@miller-commercial.co.uk



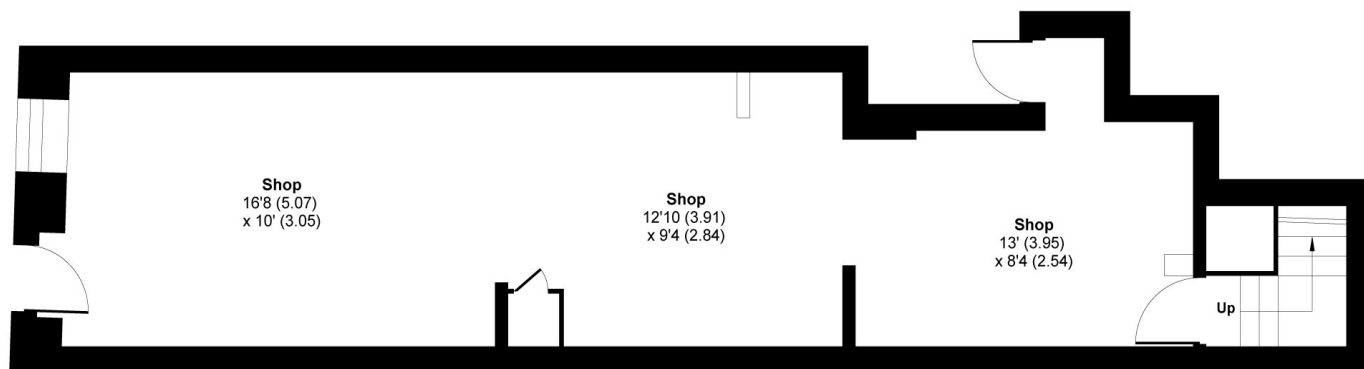
5 Cathedral Lane, Truro, TR1 2QS

Approximate Area = 935 sq ft / 86.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Miller Commercial LLP. REF: 1438232



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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