Miller Commercial

Chartered Surveyors and Business Property Specialists

6 LITTLE CASTLE STREET, TRURO, TR1 3DL

Located on Little Castle Street, in Truro's specialist quarter, the property comprises a two storey retail premises which benefits from kitchenette and WC on the ground floor as well as an office and further storage on the first floor.

Easily accessible for the train station and main city centre, the park-and-ride bus stop is moments from the property. The Royal Cornwall museum is a minute's walk from the building and city centre car parking is available less than 5 minute's walk away.

- **FOR SALE**
- **MIXED-USE FREEHOLD PROPERTY**
- **PROMINENT POSITION IN TRURO CITY**
- **RETAIL PREMISES WITH OFFICES AND STORAGE**
- **SELF-CONTAINED RESIDENTIAL FLAT**
- **EPC - C (74) AND E (50)**

£230,000 ASKING PRICE

LOCATION:
Truro city is the centre for administration, leisure and retail in Cornwall. The city is well known for its cathedral, cobbled streets, open spaces and Georgian architecture.

The property is located on Little Castle Street in the specialist trading quarter in the City with a number of niche retailers in the near vicinity and moments away from the main park-and-ride bus stop and within a 10 minute walk of the main line train station and under 5 minutes walk from Truro's main car parks.

Nearby occupiers are predominantly local businesses including a number of barbers & beauticians, coffee shops, health food shops and artisan producers as well as some specialist retailers including a music shop, bridal shop and jewelers.

DESCRIPTION:
The property comprises a two-storey retail premises with a kitchenette and WC at ground floor level, together with ancillary office and storage accommodation on the first floor. In addition, the property benefits from a self-contained residential flat, providing an attractive mixed-use opportunity for owner-occupiers or investors. The flat has been let to the same Tenant for the past 10 years and the low passing rent reflects the length of occupation by the Tenant.

SCHEDULE OF ACCOMMODATION:
Retail: Ground floor - 833 sq ft (77.43 sq m)
First Floor - 252 sq ft (23.42 sq m
TOTAL - 1,085 sq ft (100.85 sq m

SCHEDULE OF INCOME:
Ground floor - £11,000 pa (anticipated market rent)
First Floor - £6,300 pa (let on a residential AST. Market level of rent £600 pcm ie £7,200 pa))
TOTAL - £18,200 pa potential rental income

VAT:
All the above prices/rentals are quoted exclusive of VAT. For the avoidance of doubt, no VAT is payable on the purchase price.

LEGAL COSTS:
Both parties to be responsible for their own legal costs associated with this transaction.

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 £10,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for the commercial premises is C (74). The self-contained residential flat has an Energy Performance Rating of E (50).

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

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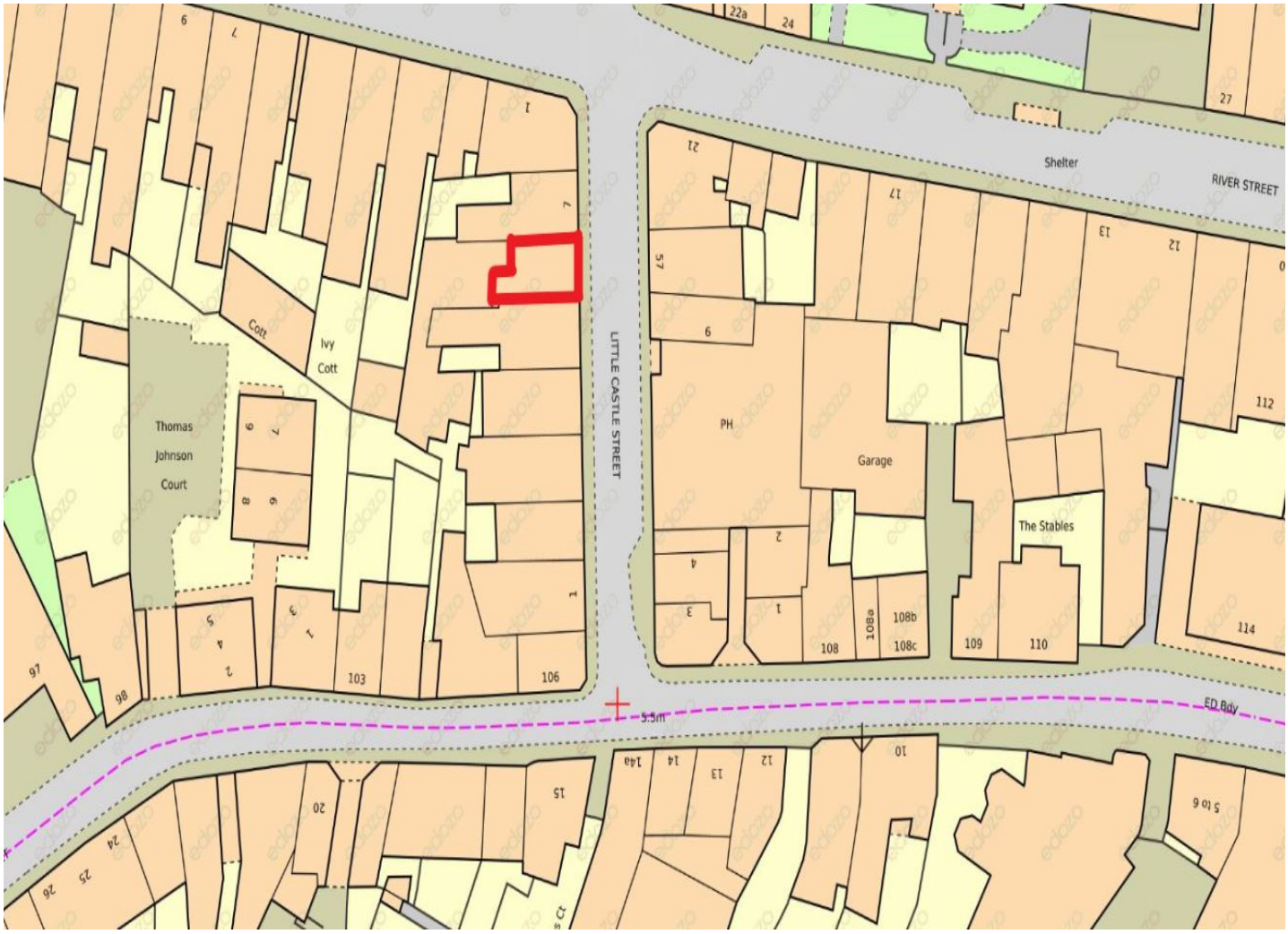

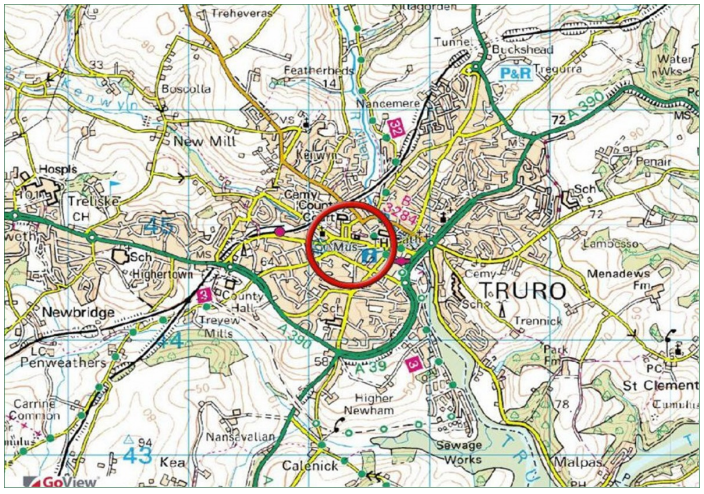

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul 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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