



**For Sale**

Guide price  
£395,000

Bridge House, St. Clement Street, Truro, Cornwall, TR1 1ER

368.60 Sq M  
(3,979 Sq Ft)

# Summary

- Freehold investment
- Comprising retail, healthcare and office occupiers
- Prominent location on edge of city centre
- Same ownership for over 40 years
- Income £38,000 per annum
- Net Initial Yield 9.25% after purchasers costs of 4.14%
- Long established tenants

## Location:

The property is situated in a prominent location on the outskirts of the city centre. There a mix of retail occupiers nearby and a surface level public car park.

The City of Truro is Cornwall's capital and the main administrative and retail location for the county. Truro is accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter. Truro is located on the main Great Western railway line, which has daily services to London Paddington.

Truro has a resident population of 23,600 and significant plans for future growth.

## Description:

We are advised that the building was previously used as a warehouse and stores but was converted in the early 1980's to the current form with two separate units on the ground floor and office on first and second floors. The offices have been let to separate occupiers in the past but are now occupied by a single business.

After many years of ownership the vendors have decided to sell as part of their retirement plans.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). The floor areas for the upper floors are taken from information obtained from the Business Rates assessment: -

	sq m	sq ft
<b>Games Workshop (Unit 1)</b>	56.30	606
<b>Chiropractors (Unit 2)</b>	93.10	1,002
<b>FF offices</b>	105.60	1,137
<b>SF offices</b>	113.60	1,223
<b>Total</b>	<b>368.60</b>	<b>3,979</b>

## Service charge:

Each lease provides for the tenants paying a contribution to the Landlord's costs of maintenance and management of the building. Copies of leases can be available to seriously interested parties.

## Services:

We understand that mains electricity, water, gas and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

- Games Workshop B (32)
- Chiropractors C (53)
- First floor offices B (42)
- Second floor offices B (50)

## Terms:

Freehold subject to the occupiers with arrangements as set out in the attached schedule.

Guide price £395,000 which gives a net initial yield of 9.25% after purchasers costs of 4.14% based on current rental received.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

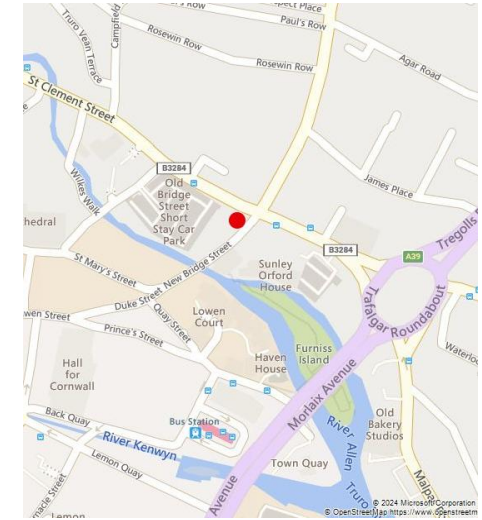
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

**Alan Treloar**

Tel: **07841 150 714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

**Evelyn Ferris**

Tel: **07553 823176**

Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)

**Truro Office**

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP

Property	Demise	Lease type	Lease commencement	Lease expiry	Rent review	Annual rent	Tenant
Unit 1	Ground floor	Proportional repairing and insuring via Service Charge.	May 2018	May 2028	1st May 2023	£8,000 per annum	Retail shop. Occupied as Games Workshop Limited since 1998.
Unit 2	Ground floor	Proportional repairing and insuring via Service Charge.	April 2010	Term expired 2016 and holding over since lease end	Not exercised	£11,000 per annum (not reviewed since 2010)	Chiropractors consulting rooms.
First floor	First floor offices	Proportional repairing and insuring via Service Charge.	Covered by two leases September 2006 December 2010	Both expired and holding over since expiry	Not exercised	£8,000 per annum & £3,000 per annum (not reviewed since leases started)	Offices.
Second floor	Second floor offices	Proportional repairing and insuring via Service Charge.	May 2006	Expired May 2016 and holding over since lease end	Not exercised	£8,000 per annum (not reviewed since lease started)	Offices.
					Total:	£38,000 per annum	

