

For Sale

£325,000

15 St. Nicholas Street, Truro, Cornwall TR1 2RW

1,954 Sq Ft
(181.5 Sq M)



Summary

- Prominent retail shop
- Well positioned close to national stores
- 12 month lease from completion at £30,000 pax.
- Located in the vibrant city of Truro
- Good passing trade
- Excellent business environment
- Freehold available

Location:

The property is situated in the City of Truro, which is located centrally within the County of Cornwall. 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 is the administrative centre of the County housing Cornwall Council's main offices.

Description:

A well presented Red brick with granite detailing, three story shop in the heart of Truro. Offering a unique opportunity to acquire a well located freehold shop. The premises are set over three floors with extensive storage and offices above the retail shop with a twelve month lease to the Cornwall Hospice Care at a rental of £30,000pax..

Neighbouring occupiers including Greggs, Krispy Kreme, Starbucks and Costa.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Total	181.5	1,954

Services:

We understand that mains electricity, water 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:

To be confirmed.

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £41,500 local council reference 22032867001500.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Upon the completion of the sale a license of twelve months will be completed to Cornwall Hospice Care on a rent of £30,000 per annum, on internal repairing and insuring terms.

Legal fees:

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

Money laundering:

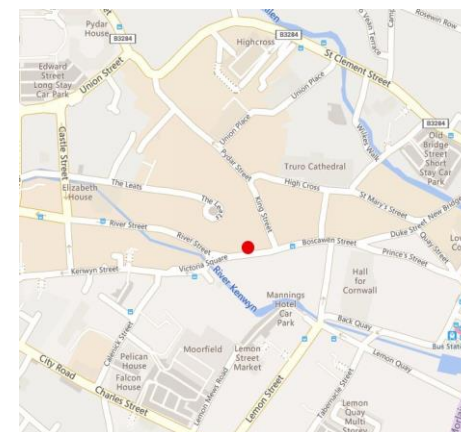
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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