

**NEW STYLE BARBER 2**

**NEW**

**2**

Walk in  
appointments  
available

**For Sale**

£124,000

2-3 Charles Street, Truro, Cornwall, TR1 2PQ

1,131 Sq Ft  
(105.1 Sq M)

## Summary

- Vacant Retail/Office premises
- Open plan layout
- Available immediately
- Prominent location on edge of city centre
- Located opposite Moorfields Park
- Easy access to public transport

### 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:

This retail unit has an open plan layout with a wide shop frontage on the ground floor. The first floor benefits from good natural lighting from the skylight and is accessible through a separate entrance to the ground floor retail unit. It is located in the centre of Truro, benefiting from strong pedestrian footfall and excellent access to public transport.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	sq m	sq ft
Ground Floor	51.09	550
First Floor	53.97	581
Total	105.1	1,131

### 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:

In the event of a sale the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £3,900, therefore making the approximate Rates Payable £1,872 per annum for 2026/27.

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

### Money laundering:

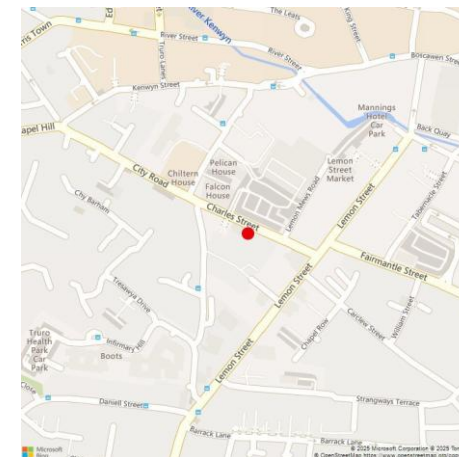
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### 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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**Truro Office**

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