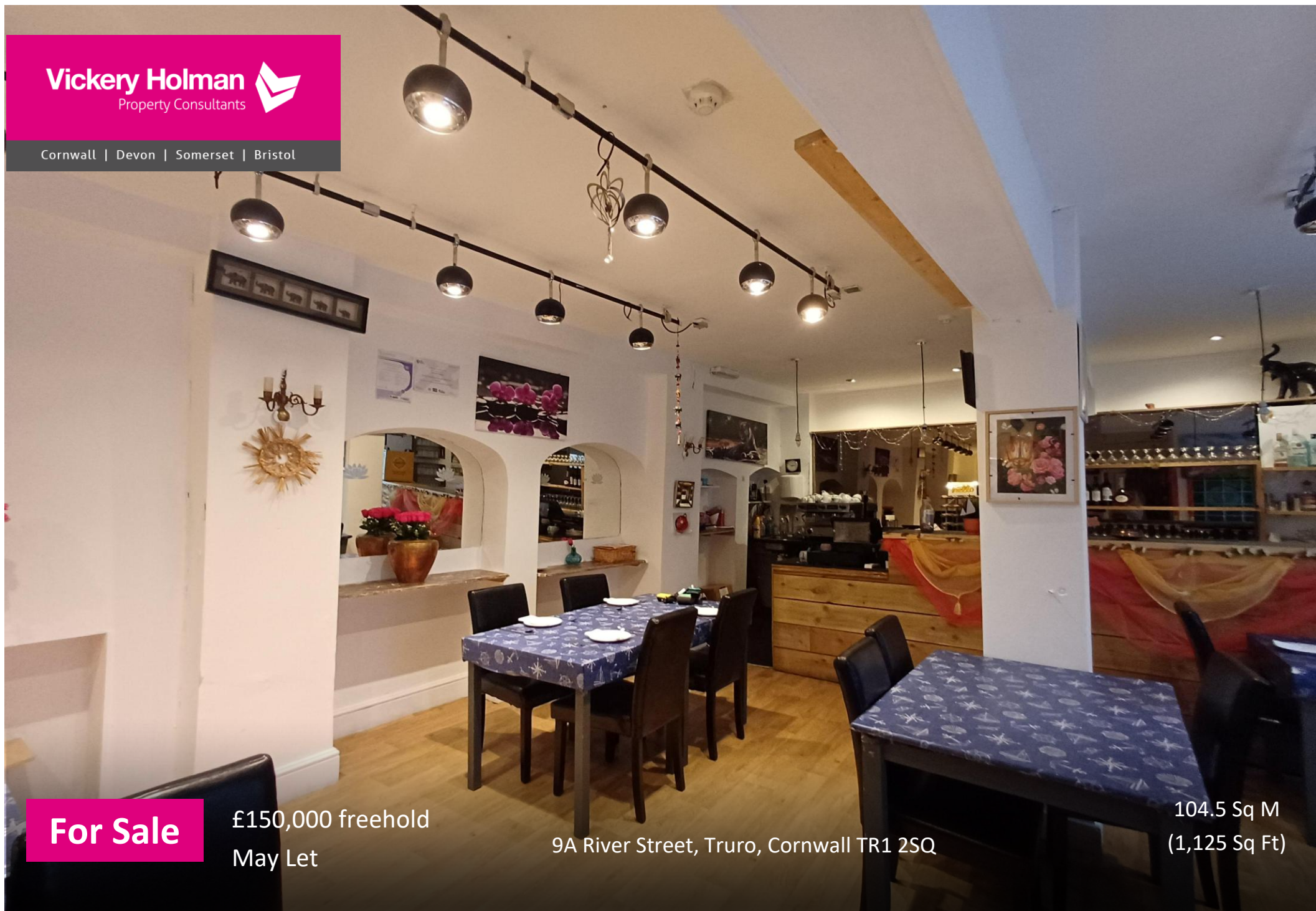


For Sale

£150,000 freehold
May Let

9A River Street, Truro, Cornwall TR1 2SQ

104.5 Sq M
(1,125 Sq Ft)



Summary

- Prominent city-centre position on River Street, Truro
- Close proximity to public car parks and public transport links
- Commercial kitchen with ancillary preparation and storage accommodation
- Available with vacant possession
- Open-plan dining accommodation
- 26 covers

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.

Description:

A prominently positioned restaurant premises located on River Street in the heart of Truro city centre, previously the Royal Nepalese. The property provides attractive ground and first floor accommodation. The ground floor is arranged to offer a welcoming customer dining and bar area with 26 covers. The first floor comprises of an ancillary kitchen and storage facilities. Benefiting from an established restaurant fit-out.

The premises offer an appealing opportunity for continued hospitality use, with strong footfall generated by the surrounding mix of retail, leisure and commercial occupiers.

Accommodation:

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

Approx	sq m	sq ft
Total	104.5	1,125

Service charge:

TBC

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:

C(54)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,500, which may qualify for 100% relief subject to the owner/tenant circumstances.

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

Terms:

The property is available freehold with a guide in excess of £150,000. The owner may consider letting the premises, subject to suitable business plan and references. Guide rent £14,000 per annum with

minimum 5 year term, 3 month rent as deposit, £5,000 premium to include kitchen equipment (not tested).

Legal fees:

Each party to be responsible for their own legal fees in the event of a sale. Tenant to pay their own and the landlord fees in the event of a letting.

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

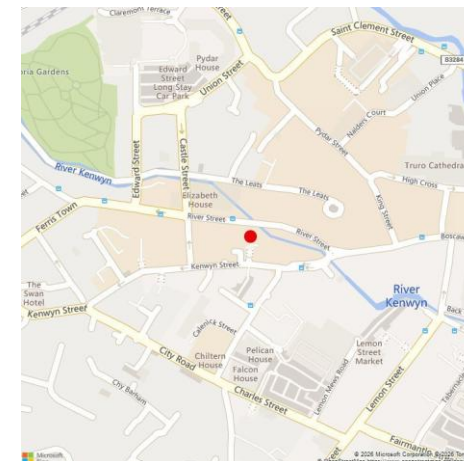
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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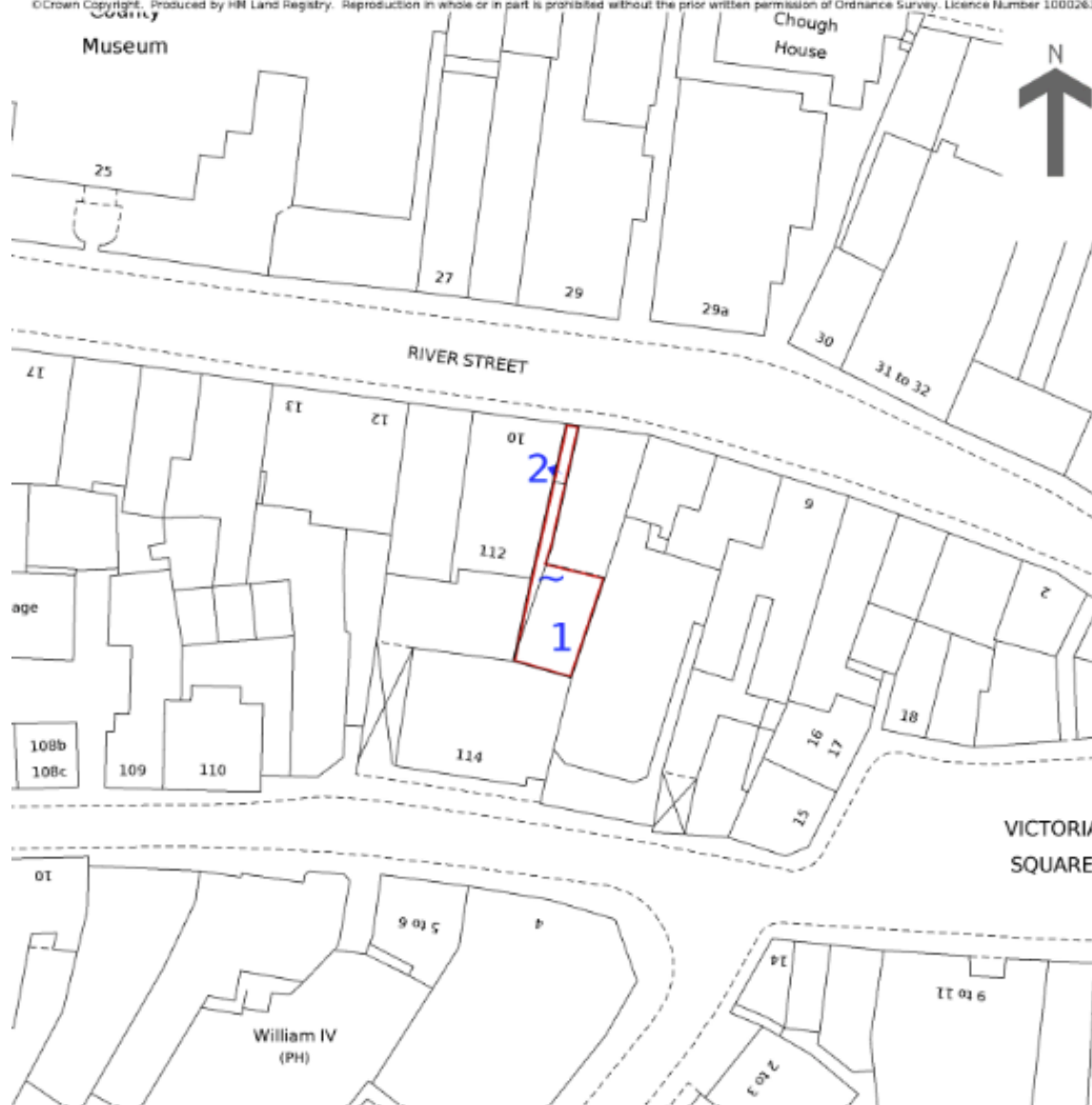
Truro Office

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Truro, Cornwall, TR1 2DP





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Title Plan