

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**For Sale**

**Offers in excess of £300,000**

Riverside View, Newham Road, Truro TR1 2SU

2,660 Sq Ft  
(247.1 Sq M)

## Summary

- Rare freehold opportunity
- In need of repair and refurbishment
- Suit variety of users subject to consents
- Carparking onsite

### Location:

The property is situated in Newham, a well-known commercial location on the outskirts of Truro City Centre, a short distance from the Garras Wharf/Tesco roundabout. There are a many different commercial occupiers along Newham Road including trade counters, good quality office occupiers and more general industrial users.

### Description:

A detached commercial property comprising warehouse and offices potentially suitable for a wide variety of uses.

The building has most recently been used as offices and design studio but has suffered from the roof failing. The flat roof needs replacing and the interior cleared and refurbished.

The property benefits from a tarmac surfaced car parking area and outside space accessed directly off Newham Road. The site is unopposed, overlooking Newham Road and over the Truro River beyond.

### Accommodation:

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

| Approx | sq m  | sq ft |
|--------|-------|-------|
| Total  | 247.1 | 2,660 |

### 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:

125 (E)

### 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 £20,500, therefore making the approximate Rates Payable £8,856 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with Cornwall Council.

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

### Terms:

Offers in excess of £300,000 are sought for the freehold interest.

### Legal fees:

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

### Money laundering:

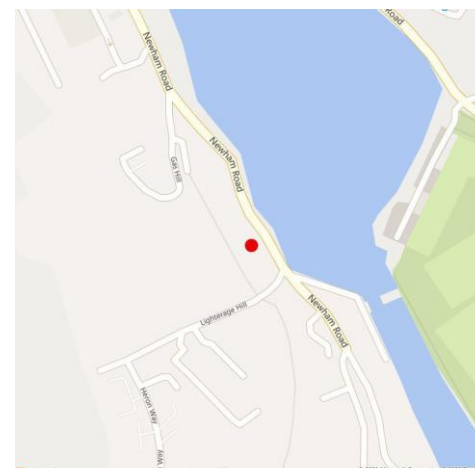
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

### VAT:

We are advised by our client that VAT is not 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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