



Stringer's

THE GYM WHERE FITNESS MATTERS
Tel: 01872 272627



**Cathedral
BUILDERS**

28

**To let/
For sale**

**£26,000 pax each unit/ price on
application**

**Units 3 & 4, Riverside House,
Newham, Truro, Cornwall TR1 2XN**

**2,106 - 4,202 Sq Ft
(195.6 - 390.4 Sq M)**

Summary

- Flexible commercial space
- Used as gym for over 15 years
- Open plan accommodation over ground and first floors
- Allocated car parking
- Available as a whole or two separate units

Location:

The premises are situated in a well established commercial location on the outskirts of Truro. Nearby other occupiers include a range of offices and other commercial uses.

Description:

Two adjoining terraced units which have been used as a members gym for around 15 years and are now available together as a pair or could be let separately. Door openings have been made between the two units to enable them to be used a whole, however sub-division back to two units is straightforward.

Before adaptation to being used as a gym, the buildings provided good quality office space.

The premises benefit from a total of 10 dedicated car parking spaces (5 per unit) plus scope for additional parking if vehicles are parked in tandem.

Accommodation:

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

	sq m	sq ft
Unit 3		
Ground floor	86.50	931
First floor	109.10	1,175
Total	195.60	2,106
Unit 4		
Ground floor	86.60	932
First floor	108.10	1,164
Total	194.70	2,096
Combined total	390.4	4,202

Service charge:

A service charge is levied for the upkeep and maintenance of the external areas adjacent to the premises including the car parking area. Please enquire for further information.

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:

Unit 3 29 (B)
Unit 4 29 (B)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £60,000, therefore making the approximate Rates Payable £28,800 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:

The properties are available by way of new full repairing and insuring leases. Terms to be agreed – rental £26,000 per unit or £48,000 per annum for the units combined. The Landlord may consider selling the units on a long leasehold basis - price on application.

Legal fees:

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

VAT:

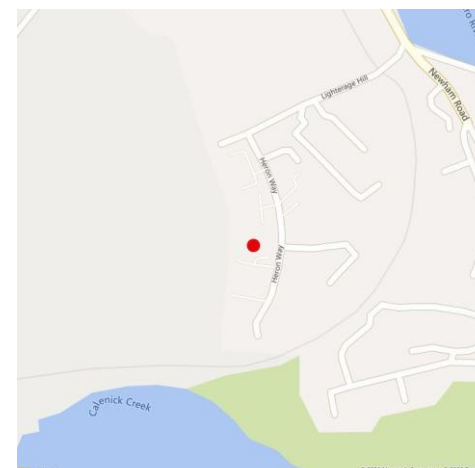
All figures quoted are exclusive of VAT if applicable.

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

Evie Ferris

Tel: 07553 823176

Email: eferris@vickeryholman.com

Alan Treloar

Tel: 07841 150 714

Email: atreloar@vickeryholman.com

Truro Office

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

