

14 ST MARYS STREET AND 21 OLD BRIDGE STREET, TRURO, TR1 2AF



- FOR SALE
- FREEHOLD DEVELOPMENT OPPORTUNITY STP
- CENTRAL LOCATION
- RETURN FRONTED
- SIZE 3,989 SQ FT (370.6 SQ M)
- EPC RATING E (122)

**OFFERS OVER £400,000
FREEHOLD**

Miller Commercial

The business property specialists



LOCATION

The property is located in the historic Cathedral quarter of Truro city centre where Old Bridge Street, St Marys Street & High Cross Street meet; adjacent to the south eastern elevation of Truro Cathedral. Conveniently located for the car park on Old Bridge Street, the building is moments from the main shopping streets of Pydar Street and Boscawen Street. Other nearby occupiers include; the Co-Op food store and Wilko as well as a host of bars and restaurants including Vertigo, The Old Grammar School, Sams in the City, Bear Bar and On The Rocks.

DESCRIPTION

A large, prominent, return fronted building located next to Truro's iconic Cathedral. The property has most recently been used as offices and a meeting room. Historically we understand the building comprised of two hereditaments and could potentially be returned to this format. Likely to appeal to a developer for conversion to a variety of potential uses (subject to planning): apartments, modern offices or even a small hotel/guest house/restaurant.

ACCOMMODATION

Measured on a net internal area basis, the property measures approximately 213.6sq m (2,300sq ft) on the ground floor and 157sq m (1,690sq ft) on the first floor, giving the combined area of 370.6sq m (3,989sq ft).

Please see the attached floor plans for clarity.

TENURE

Freehold.

LEGAL COSTS

Each party to bear their own costs.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, we have been advised that this property is NOT elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

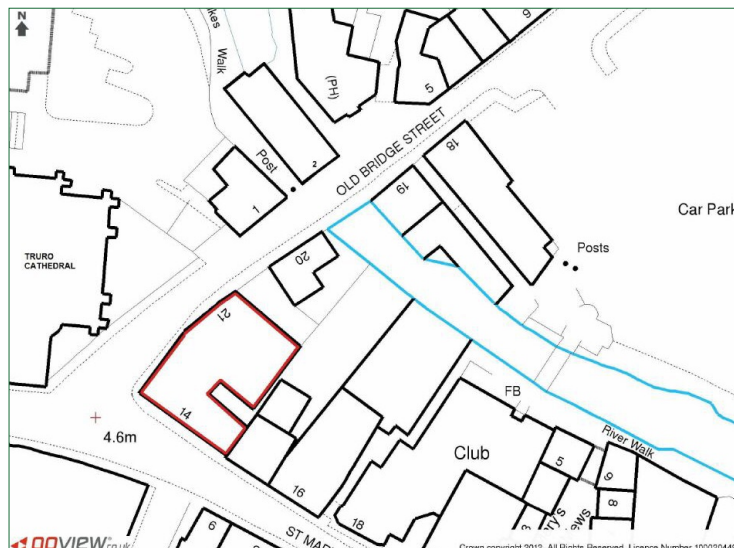
The Energy Performance Certificate is within band E 122.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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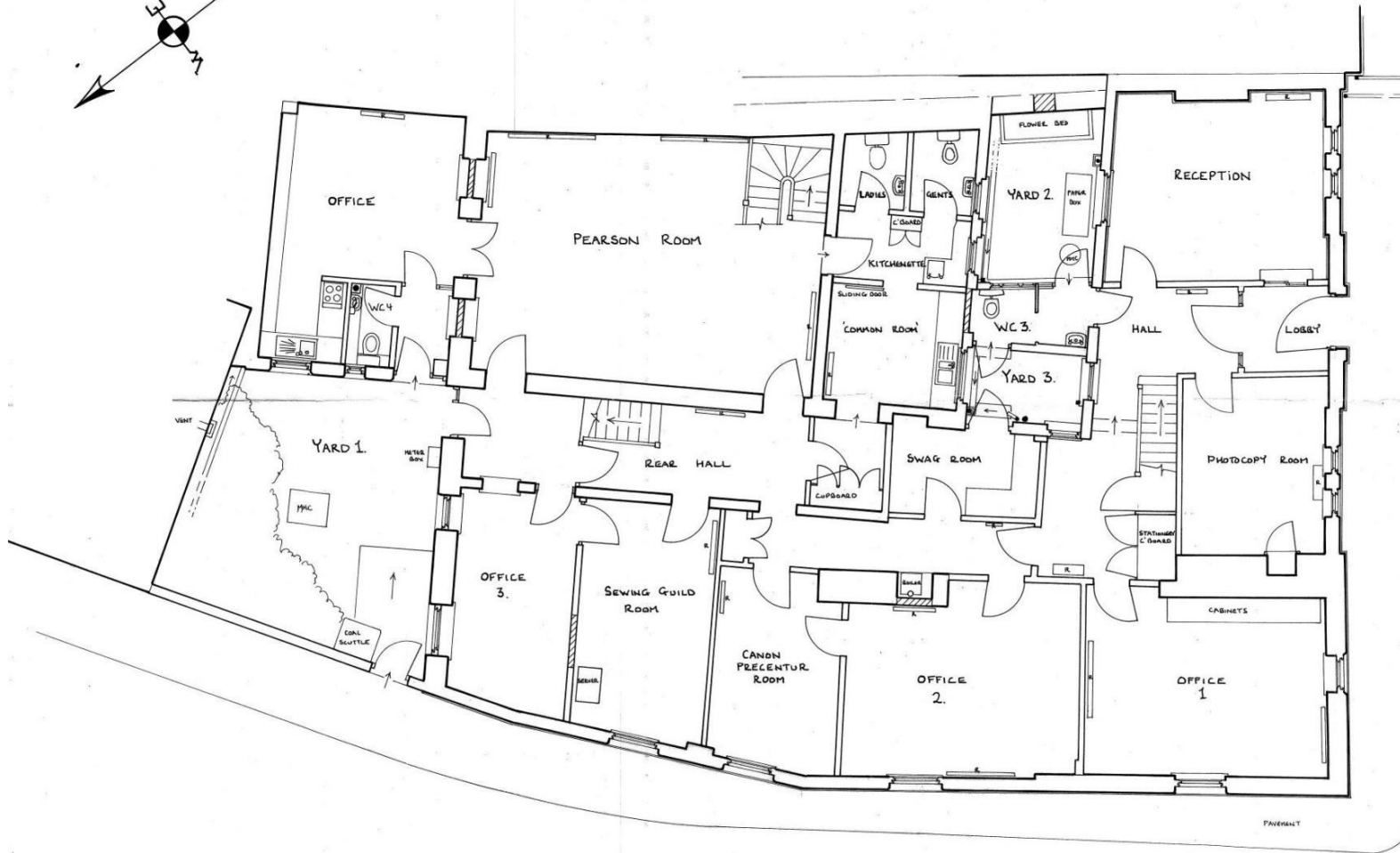
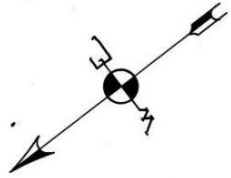


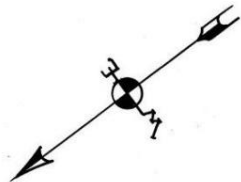
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GROUND FLOOR

A hand-drawn architectural floor plan of the ground floor of a building. The plan is oriented with a compass rose in the top left corner, showing North (N) and South (S). The building has an irregular shape with several rooms and yards. The rooms include: OFFICE (top left), PEARSON ROOM (top center), RECEPTION (top right), LOBBY (far right), PHOTOCOPY ROOM (middle right), OFFICE 1 (bottom right), OFFICE 2 (bottom center), CANON PRECENTUR ROOM (bottom left), SEWING GUILD ROOM (middle left), OFFICE 3 (bottom left), YARD 1 (bottom left), YARD 2 (top right), YARD 3 (middle right), and a SWAG ROOM (middle right). There are also several smaller rooms and areas: WC 4 (top left), WC 3 (middle right), KITCHENETTE (middle right), COMMON ROOM (middle right), SLIDING DOOR (middle right), LADIES (middle right), GENTS (middle right), FLOWEE BED (top right), PAPER BOX (top right), METER BOX (middle left), COAL SCUTTLE (bottom left), and STATEROOM (middle right). The plan also shows various doors, windows, and structural elements like stairs and a chimney.

GROUND FLOOR





FIRST FLOOR

