

Miller Commercial

Chartered Surveyors and Business Property Specialists



2 Princes Street And 3 Duke Street, Truro TR1 2ES

- FOR SALE
- WELL LOCATED OFFICE PREMISES
- POTENTIAL FOR SUB DIVISION
- GRADE II LISTED
- EPC E
- NOT ELECTED FOR VAT

Asking price £345,000 Freehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

This striking building is situated in the heart of Truro City Centre, amongst a complete mix of commercial activity including bars, restaurants, retail, offices and public houses. The property immediately abuts 'Coinage Hall' which is a similarly striking building and is home to 'Charlotte's Tea House' and Pizza Express. Whilst national retailers M&S and Primark are positioned just a short walk away on Lemon Quay. Other nearby occupiers include Lakeland, Poundland and H Samuel together with the multi-million pound refurbishment of the Hall for Cornwall, which is ongoing.

DESCRIPTION

2 Princes Street and 3 Duke Street is a dual aspect property with two separate road frontages. Fronting Princes Street to the south which is home to many of the finest historical buildings in Truro; Mansion House, Wear House and Princes House. The northern aspect fronts Duke Street. The building provides a spacious entrance hall that benefits with natural light from the roof window above. The office accommodation is set over the ground and first floor whilst the loft is boarded throughout and serves as a useful storage area that could potentially be converted to further accommodation (subject to the necessary consents). Hatches provide access to the roof valley to assist with maintenance. A basement is present below the aspect facing Duke Street which provides additional storage.

ACCOMMODATION

The property offers approximately 3,003 sq ft (279 sq m) of office accommodation between the ground and first floor. On a gross internal basis the property measures approximately 4,176 sq ft (387.9 sq m).

TENURE

Freehold.

REMAINDER OF OCCUPATIONAL LEASE

The existing tenancy ends on the 23rd March 2022.
 Tenant: Cornwall Community Development Limited (Now trading as Cornwall Rural Community Charity(CRCC))
 Passing rent of £24,000 per annum.
 Full repairing and insuring lease terms.
 The tenants are still in occupation although an early surrender may be considered.
 Further information available upon request.

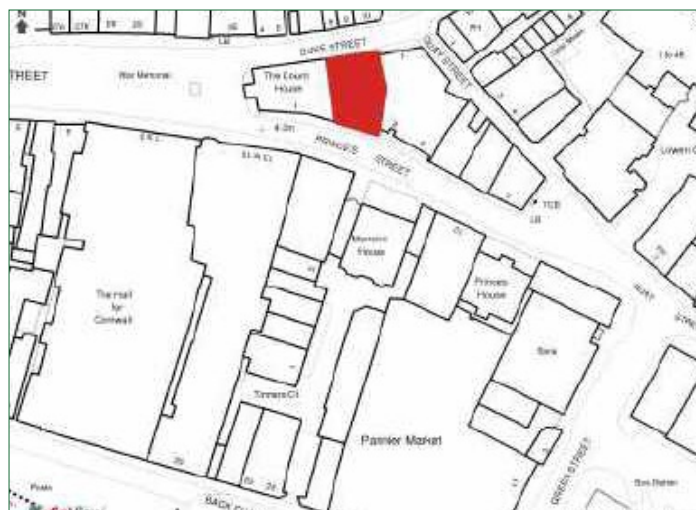
BUSINESS RATES

The rateable value from the 2017 assessment is £22,000 - please note this is not the amount that you pay. We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS

Each party to bear their own costs.

VAT



We have been advised this property is not elected for VAT.

EPC

The property has an EPC Rating of 125 (E).

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

Jonny Bright on 01872 247022 or via email jb@miller-commercial.co.uk

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.



Miller Commercial

