

Miller Commercial



Chartered Surveyors and Business Property Specialists



28 River Street, Truro TR1 2SJ

- AVAILABLE FOR THE FIRST TIME IN MANY YEARS
- ESTABLISHED RETAIL POSITION
- ADJACENT TO CORNWALL MUSEUM
- THREE FLOORS
- 72 SQ M (776 SQ FT) PLUS UPPERS
- EPC E RATING

£15,000 Per Annum Excl Leasehold



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LOCATION

28 River Street is set midway along River Street amongst a variety of national and local retailers, including White Stuff, Saltrock, Rohan, JoJo Maman Bebe, Whistlefish, and specialist retailers including Trevaills Clothing and Penloe Urban Apparel.

The Royal Cornwall Museum is adjacent, and incorporates a highly popular cafeteria. The mainline railway station is between five and ten minutes' walk and the main city centre, including the cathedral, is easily accessible through Truro's wonderful interlinking alleyways.

DESCRIPTION

28 River Street is a retail premises set over three floors. The property retains various period features whilst it is also open plan and provides deep and spacious accommodation at ground floor level together with two additional floors for storage and administration including kitchen and bathroom facilities.

The property is in the process of being refurbished externally and will be presented in good condition. Internally, the property has been left in the same condition as it was left by the prior tenant, ready for shop fit.

TENURE

Either leasehold or freehold options are available:

Leasehold

The premises are offered by way of a new full repairing and insuring lease, the terms of which are open to negotiation. The annual rent is £15,000 per annum.

Freehold

Our client has a strong preference for leasing the property; however, offers for the freehold will be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with either form of transaction.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £22,000. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

SCHEDULE OF ACCOMMODATION

DESCRIPTION	AREA M	AREA FT
Ground Floor Retail Area	72.18	776
Width approximately 4.5 m		
Depth approximately 17.6 m		
First Floor Ancillary	43.8	471
Comprising kitchen/staffroom WC and further substantial room		
Second Floor Ancillary	29.18 m	314



VAT

All of the above prices/rentals are quoted exclusive of VAT where applicable.

EPC

The Energy Performance Rating for this property is within band E with an actual score of 112

CONTACT INFORMATION

For further information or an appointment to view, please contact Peter Heather (07771) 594343 or via email pgh@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.

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