

WEARHOUSE, 10 PRINCES STREET, TRURO, TR1 2ES



- EXCITING RETAIL/HOSPITALITY OPPORTUNITY STP
- OVER 7500 SQFT OVER THREE FLOORS
- FREEHOLD ALSO AVAILABLE
- TWO PARKING SPACES
- AVAILABLE WITH VACANT POSSESSION
- VERY HIGH CEILINGS

**£55,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

This striking and imposing 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 the popular Pannier Market and Tinners Court, whilst national retailers M&S / Primark / Debenhams are positioned just a few yards away on Lemon Quay and equidistant on Boscawen Street are Lakeland, Poundland and Samuels together with the multi-million pound refurbishment of the Hall for Cornwall, which is ongoing.

DESCRIPTION

This three-storey building is one of the largest in Truro, and is positioned directly abutting Princes Street, between two of the finest buildings in Truro; Princes House and Mansion House. All three are Listed. It was completed in "The Dutch Style" in 1891 by renowned Cornish architect Silvanus Travail, originally for an agricultural and grain merchant. The current family owners established the Wear House in 1986.

The building is rectangular, currently providing high ceilinged retail accommodation throughout the ground and first floors and incorporating a centrally situated staircase. Independent access is available to the first and second floor from the rear of the property which would enable residential use to be hugely extended. The second floor currently provides storage and there is a flat that is currently let. A carriageway runs to the right-hand side of the ground floor providing access and a couple of car parking spaces.

ACCOMMODATION

Ground floor. 237.1 m (2553 ft) ITZA 1262 ft.

First floor. 226.0 m. (2433 ft)

Second floor. Existing storage. 92 m (990 ft)

Second floor Flat. 125.8 m (1354 ft) that is Let

Car parking facility for two vehicles

TENURE AND PRICE

Leasehold. Available with vacant possession.

Available under the terms of a new lease, terms and conditions for which are open to negotiation, of all or part of the property. Expressions of interest are invited. Rent £55,000 per annum with an option on the flat, on Full Repairing and Insuring terms. Our clients will consider other configurations and proposals.

OR Offers for the freehold are sought at £795,000.

LEGAL COSTS

For a letting, the ingoing lessee is to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

For a sale of the freehold, each party is to bear their own.

VALUE ADDED TAX

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

We are advised that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

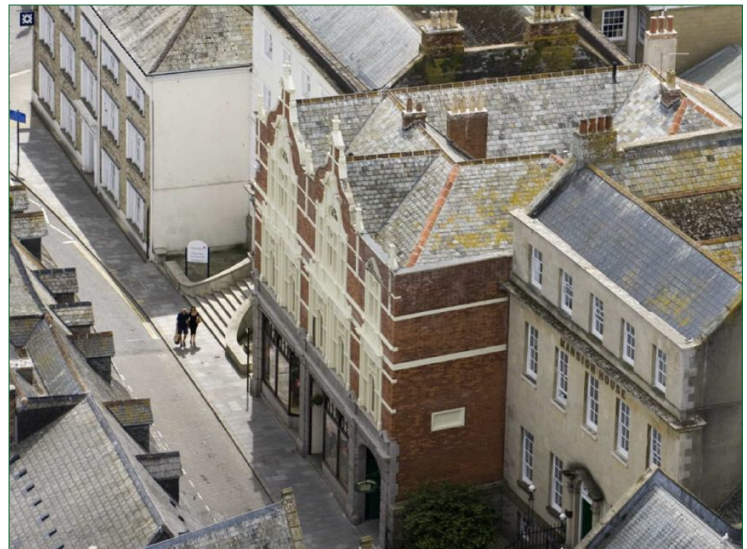
The Energy Performance Certificate has been ordered.

CONTACT INFORMATION

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

Peter Heather on 01872 247007 or via email ph@miller-commercial.co.uk or

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



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VIEWING: Strictly by prior appointment through Miller Commercial.



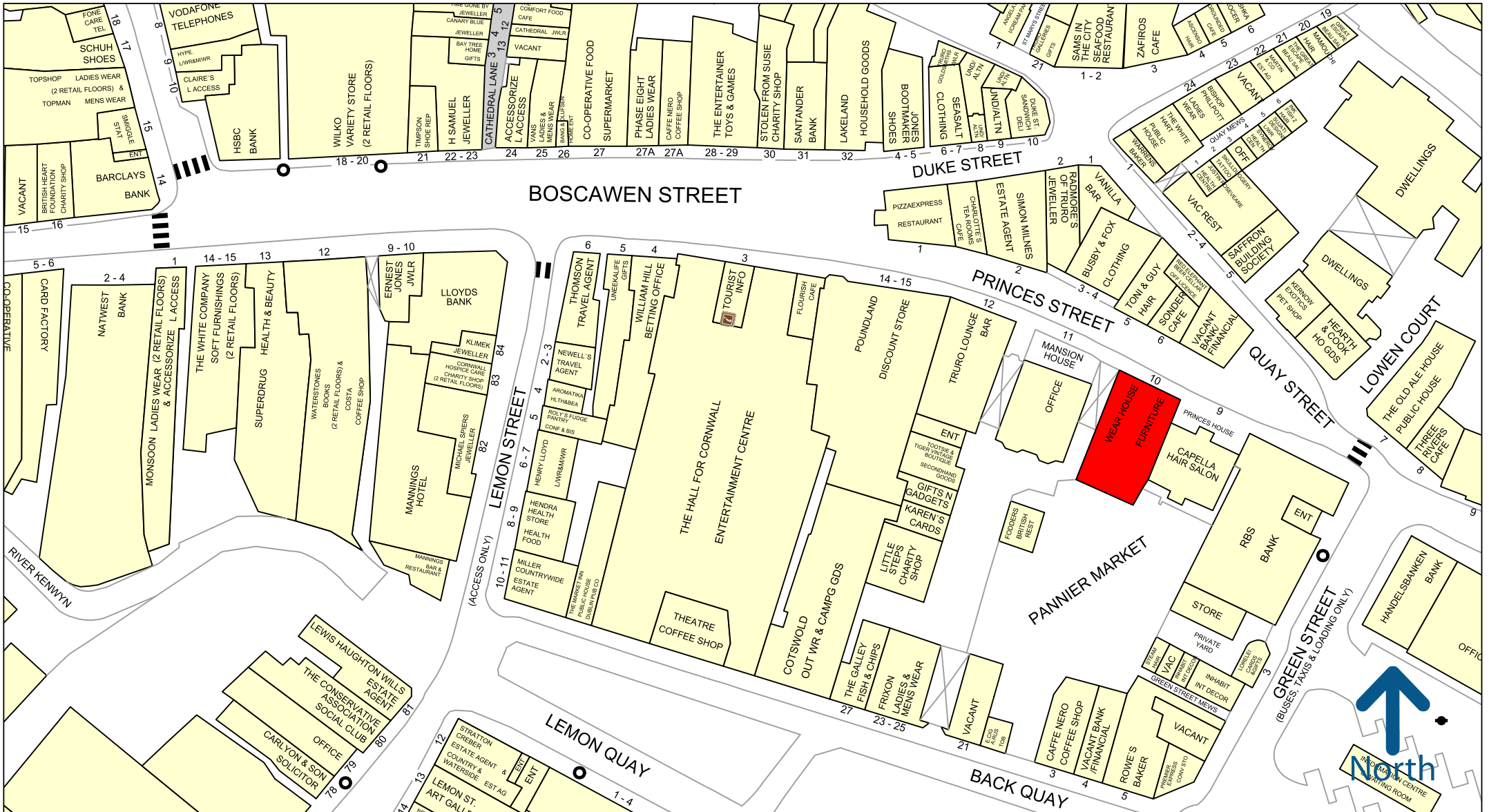
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50 metres

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