

2 OLD BRIDGE STREET, TRURO, TR1 2AQ



- CLOSE TO CATHEDRAL AND SHOPPERS CAR PARK
- NEW FULL REPAIRING LEASE
- HISTORIC BUILDING IN PROMINENT LOCATION
- AVAILABLE SUBJECT TO VACANT POSSESSION BEING SECURED.

£25,000 PER ANNUM EXCL  
LEASEHOLD

**Miller Commercial**

The business property specialists





## LOCATION/DESCRIPTION

The premises are located within the specialist retailing area of Old Bridge Street close to the Cathedral and Shoppers Car Park together with a number of shops, restaurants and bars. They comprise a Grade II listed building which was formerly a Sunday School and include many architectural features including a vaulted ceiling at first floor level. The premises were last occupied as a cafe and have in the past been utilised as a showroom.

## SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

Ground Floor 17.25m by 5.8m 89.6 sqm (964 sq.ft) - currently sub-partitioned to include kitchen.

First Floor 15.6m by 5.8m 85.5 sq.m (920 sq.ft)

WC plus wash basin

## LEASE TERMS

The premises are offered by way of a new full repairing and insuring lease the terms of which are open to negotiation.

## LEGAL COSTS

The incoming lessee to bear the landlords reasonably incurred legal costs in connection with the matter.

## LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## BUSINESS RATES:

The Draft 2017 Rateable Value is £19,750. To get an estimate of the rates payable visit [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

## CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

## VAT:

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

## SERVICES:

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

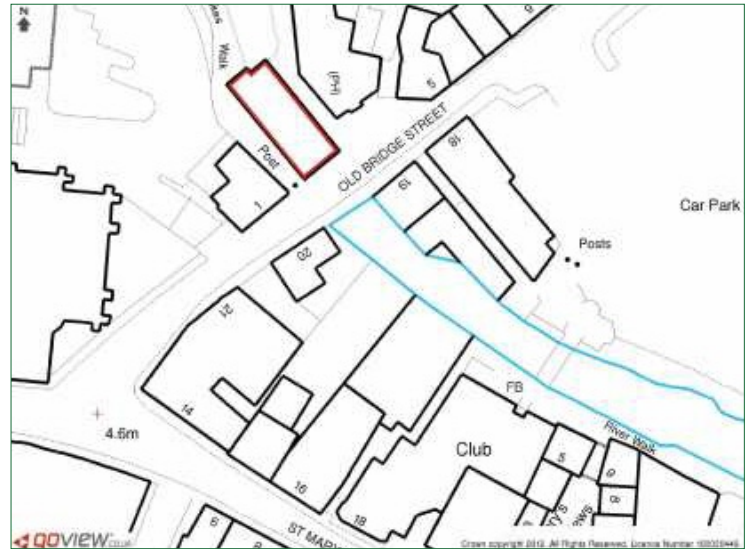
Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate is not required due to the listed status of this building.



**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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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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