

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 60A HIGHTERTOWN, TRURO, TR1 3QA

An office investment situated in a prominent position fronting the busy A390 which connects Truro City Centre with Treliske, Threemilestone and the A30 at Chiverton Cross. The building is within an easy walking distance of the County Arms Hotel and Restaurant/Pub, County Hall, Sainsbury's and Truro Railway Station.

It is currently let to two commercial tenants and produces an income of £12,500 per annum. The premises are being marketed at a price of £150,000 which represents a Net Initial Yield of 8.19%.

- **INVESTMENT - OFFICE/SHOWROOM - TWO TENANTS**
- **FULLY LET - PRODUCING £12,500 PER ANNUM**
- **BUSY LOCATION FRONTING A390**
- **POTENTIAL TO CREATE FLAT AT REAR (SUBJECT TO CONSENTS)**
- **TEN YEARS REMAINING OF GROUND FLOOR LEASE**
- **ENERGY PERFORMANCE ASSET RATING - FRONT OFFICE - D (81) & REAR OFFICE - E (118)**

**OFFERS IN EXCESS OF £150,000**

**FREEHOLD**

**LOCATION:**

A busy location fronting the A390 approximately 1.2 miles from Truro City Centre and 5.2 miles from the A30 at Chiverton Cross. The A390 is one of the principal routes into Truro and is a popular location from a marketing perspective.

**PREMISES:**

Two letting suites with the first being located on the ground floor and located fronting the A390 Highertown to the front with an office/showroom leading into an open plan office/studio behind with open beams and to a garage area behind with wc and kitchenette.

The rear suite comprises an office which is at first floor level and sits above two garages one of which forms part of the ground floor property and the other part of an adjoining private dwelling which does not form part of the sale.

**SCHEDULE OF ACCOMMODATION:****Front Suite**

Showroom - 44.4 sq.m (477 sq.ft)

Office/Studio - 74.8 sq.m (805 sq.ft)

Garage - 27.3 sq.m (294 sq.ft)

**Rear Suite (First Floor)**

Main Office 38.8 sq.m (418 sq.ft)

Additional Office/Meeting Room 7.7 sq.m (83 sq.ft)

**LEASE TERMS:**

Front Suite - Let on a lease on proportional full repairing and insuring terms expiring in March 2034 at a passing rental of £9,250 per annum exclusive. The next rent review is due in March 2024.

Rear Suite - Let under a Tenancy at Will at £3,250 per annum exclusive. The tenant pays a fair proportion of the insurance and is responsible for internal repairs and decoration.

**VAT:**

VAT will not be payable upon the sale.

**LOCAL AUTHORITY:**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

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

**SERVICES:**

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

Western Power: 0845 601 2989

South West Water: 0800 169 1144

**VIEWING:**

Strictly by prior appointment through Miller Commercial.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Asset Rating for this property is Band D (81) for the Ground Floor and Band E (118) for the first floor. Both EPCs are valid until May 2033.

**CONTACT INFORMATION:**

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

**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto: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.

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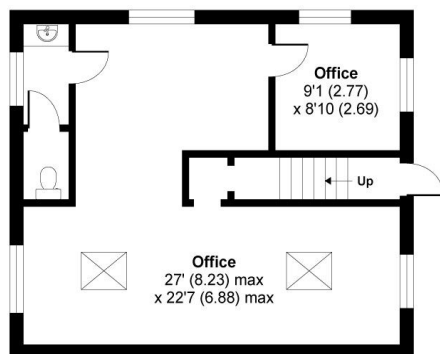
**Miller Commercial** 



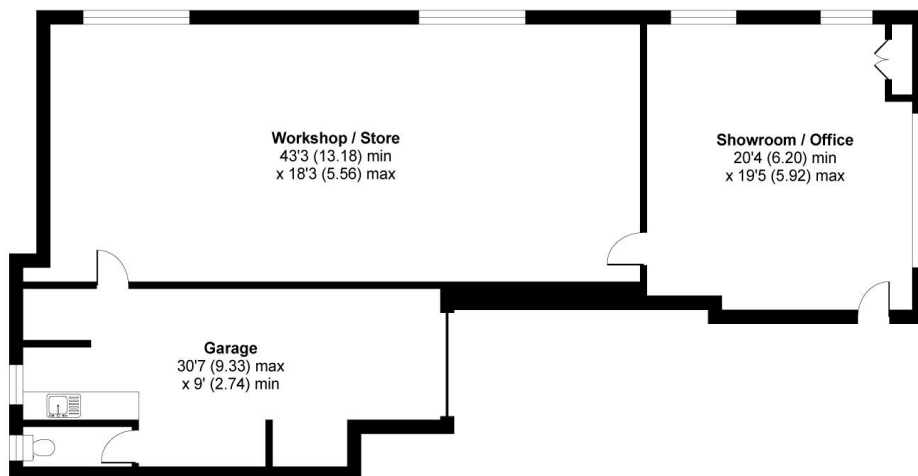
## 60A Highertown, Truro, TR1 3QA

Approximate Area = 2208 sq ft / 205.1 sq m (includes garage)

For identification only - Not to scale



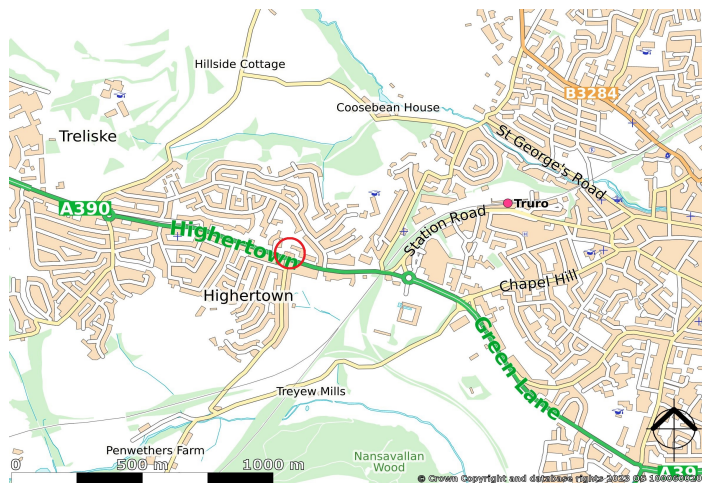
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 989810



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