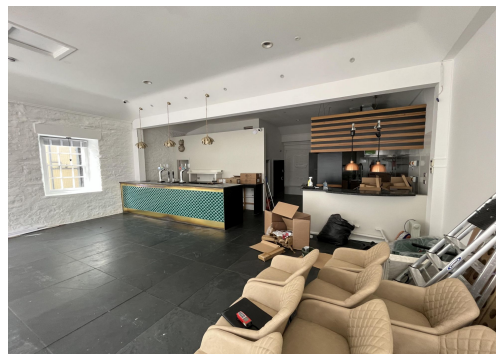


Miller Commercial

Chartered Surveyors and Business Property Specialists



THE OLD GRAMMAR SCHOOL, 19 ST MARY'S STREET, TRURO, TR1 2AF

- CITY CENTRE CATERING/BAR PREMISES
- NEW LEASE OFFERED
- 1,541 SQ FT (143 SQ M) INCLUDING OUTSIDE SPACE
- ESTABLISHED TRADING LOCATION
- GRADE II LISTED
- EPC 'E' (118)

Guide Rent, £25,000 Per Annum Exclusive



DESCRIPTION:

These attractive Grade II Listed catering/restaurant/bar premises are available immediately by way of a new lease. This former school offers 1,541 Sq Ft (143 Sq M) total space and is ready for a new tenant to make their stamp on an established hospitality venue.

LOCATION:

19 St Mary's St lies in the heart of Truro close to the Cathedral, numerous local car parks and in a setback position due to its front courtyard/seating area which is unusual for Truro and is a real bonus.

PREMISES:

The Old Grammar School is close to 500 years old and is Grade II listed. It was historically, of course, the grammar school prior to Truro Grammar School relocating in 1877. In recent times it has been a cocktail bar and restaurant.

It comprises an attractive courtyard seating area with two large parasols with built in heaters, inside is an open plan serving area with bar, commercial kitchen, W/Cs and storage.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease. An inventory of Landlord's fixtures and fittings will be provided.

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 £21,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

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 Rating for this property is E (118).

CONTACT INFORMATION:

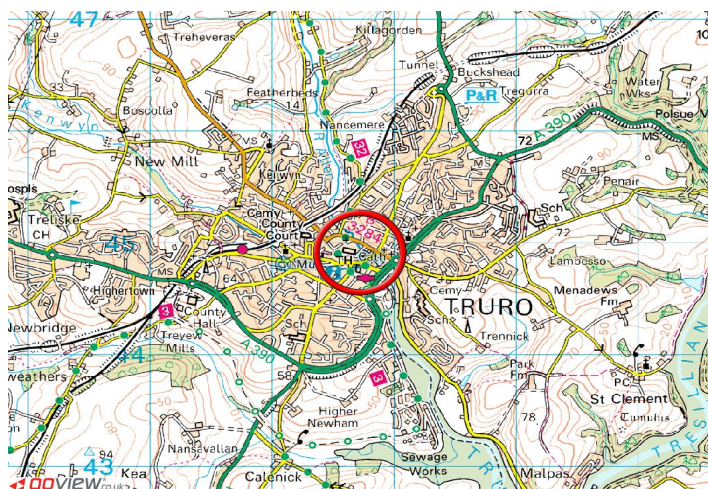
For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



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