

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## COMMERCIAL INVESTMENT, 1 QUAY ST, TRURO, TR1 2HB

- COMMERCIAL INVESTMENT OPPORTUNITY
- SINGLE LET TO WARRENS BAKERY
- PRODUCING £12,500 PER ANNUM
- LEASE EXPIRES DECEMBER 2028
- CENTRAL LOCATION CLOSE TO BUS STATION AND CAR PARKS
- ENERGY PERFORMANCE ASSEST RATING 'E' (122)

Guide Price £140,000



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)



### LOCATION:

The unit, currently occupied by Warrens Bakery, is located on Quay St with return frontage to Duke St. It lies in a secondary retail pitch in Truro city centre moments away from the Cathedral with local occupiers including Sam's in the City, The White Hart public house, Duke Street Sandwich Deli, and Fitzpatrick's public house.

### DESCRIPTION:

1 Quay St, in brief, has a main sales area with rear bakery, rear entrance to Quay Mews and storage to the first floor alongside staff WCs. The building enjoys an attractive shop fit out and has been a long-term investment for our clients who are currently down-sizing their portfolio.

### SCHEDULE OF ACCOMMODATION:

The premises comprise:

- Main sales area of approximately 22.5 Sq M (242 Sq Ft)
- Rear bakery area of approximately 11.4 Sq M (122 Sq Ft)
- First floor storage of approximately 11.8 Sq M (127 Sq Ft)
- First floor staff WC
- Rear entrance

### TENURE:

Freehold - subject to the lease to Warrens.

Warrens Bakery occupy the building on an FRI lease which expires 30 December 2028 at a passing rent of £12,500. A copy of the lease is available on request.

### VAT:

The property is not elected for VAT.

### LEGAL COSTS:

Each party to bear their own costs in regards to this 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 £10,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (122) and expires in April 2029.

### VIEWING AND CONTACT INFORMATION:

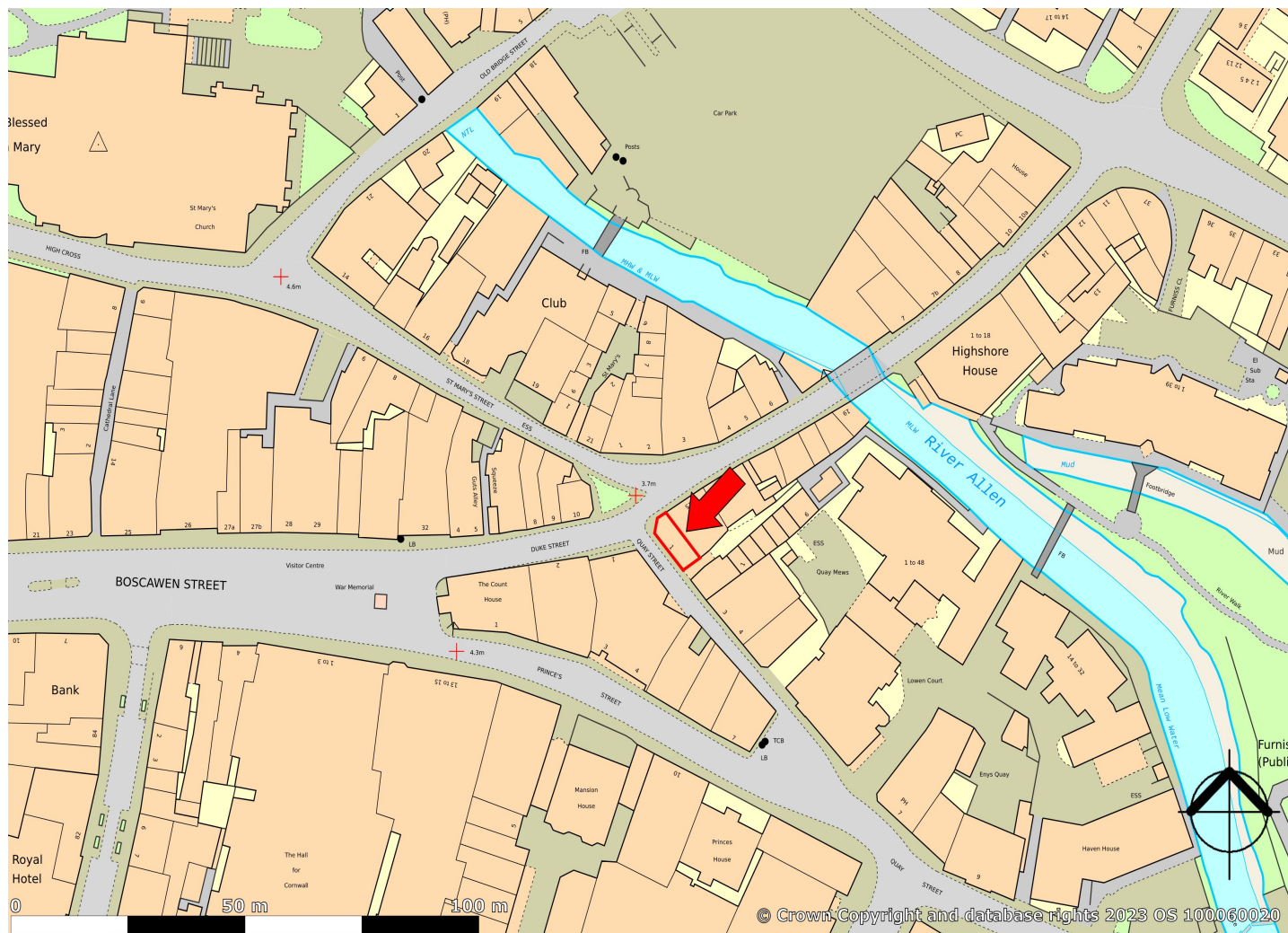
Strictly through Miller Commercial. Please contact either:-

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