



**OFFICE/REDEVELOPMENT OPPORTUNITY, 2 PRINCES STREET & 3 DUKE STREET, TRURO**

**OFFERS OVER £350,000**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



## LOCATION:

This striking 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 'Coinage Hall' which is a similarly striking building and is home to 'Charlotte's Tea House' and Pizza Express. Whilst national retailers M&S and Primark are positioned just a short walk away on Lemon Quay. Other nearby occupiers include Lakeland, Poundland and H Samuel together with the recently refurbished Hall for Cornwall.

## PREMISES:

2 Princes Street and 3 Duke Street is a dual aspect property with two separate road frontages. Fronting Princes Street to the south which is home to many of the finest historical buildings in Truro; Mansion House, Wear House and Princes House. The northern aspect fronts Duke Street. The building provides a spacious entrance hall that benefits with natural light from the roof window above. The office accommodation is set over the ground and first floor whilst the loft is boarded throughout and serves as a useful storage area that could potentially be converted to further accommodation (subject to the necessary consents). Hatches provide access to the roof valley to assist with maintenance. A basement is present below the aspect facing Duke Street which provides additional storage.

## SCHEDULE OF ACCOMMODATION:

The property offers approximately 3,003 sq ft (279 sq m) of office accommodation between the ground and second floor.

On a gross internal basis the property measures approximately 4,176 sq ft (387.9 sq m).

## DEVELOPMENT POTENTIAL

The property is potentially suitable for various uses subject to planning, such as a restaurant, residential accommodation, guest house or resplendent family home.

## AGENTS NOTE

The photographs denote office furniture, these items have since been removed and the property is vacant.

## VAT

We have been advertised the property is not elected for VAT.

## LEGAL COSTS

Each party to bear their own costs.

## BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £22,000 from the 2017 assessment. 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 within band E (125) and expires during June 2031.

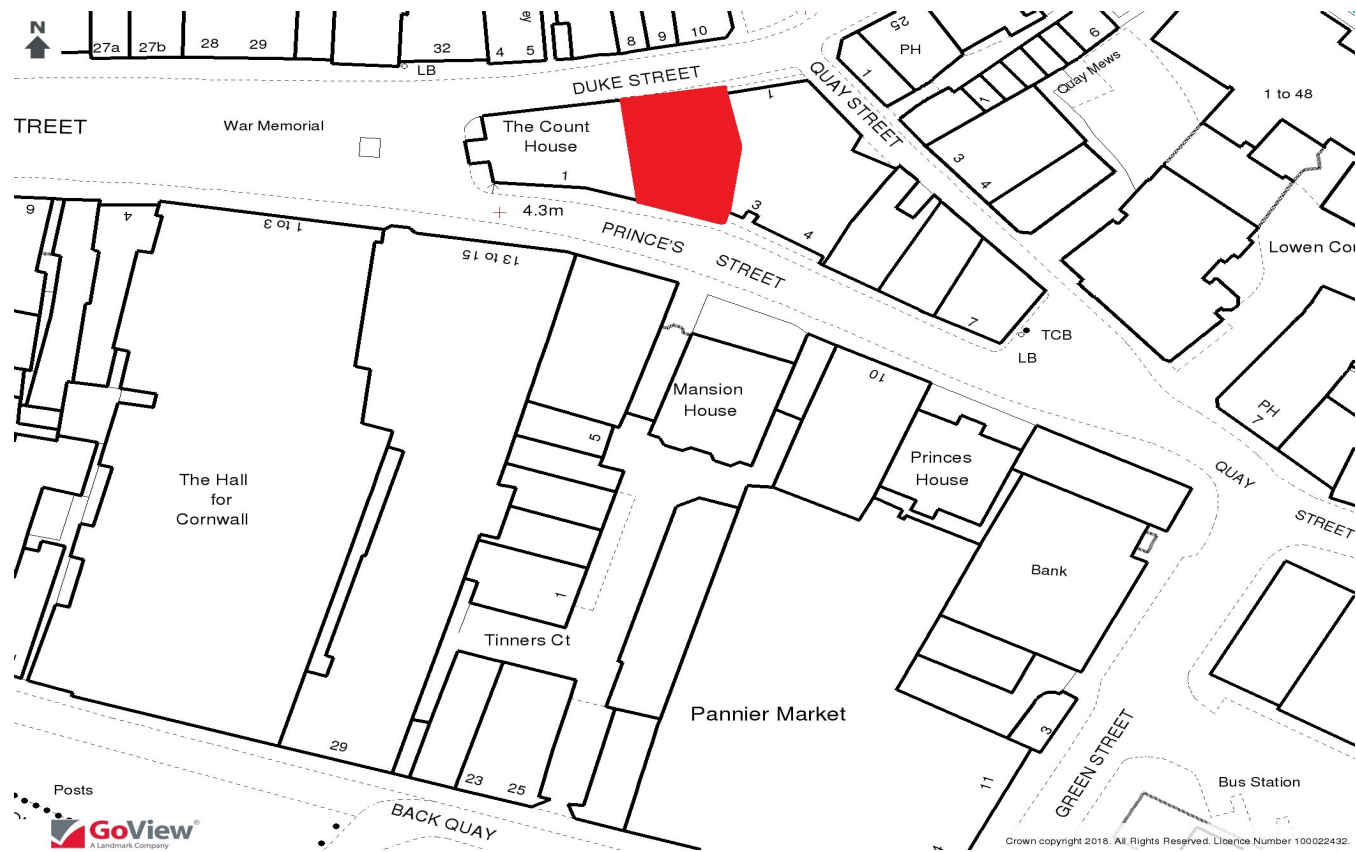
## CONTACT INFORMATION:

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

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

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# Princes Street/3 Duke Street, Truro, TR1 2ES

Approximate Area = 5103 sq ft / 474.1 sq m

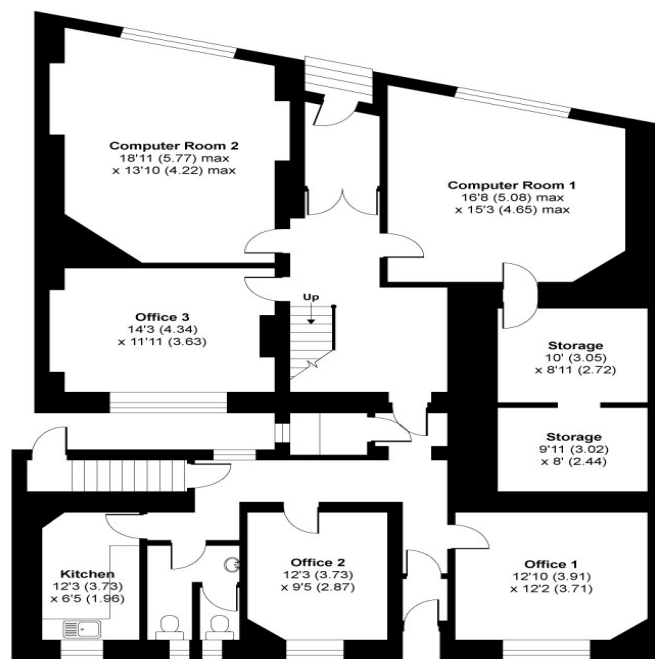
Limited Use Area(s) = 343 sq ft / 31.9 sq m

Total = 5446 sq ft / 505.9 sq m

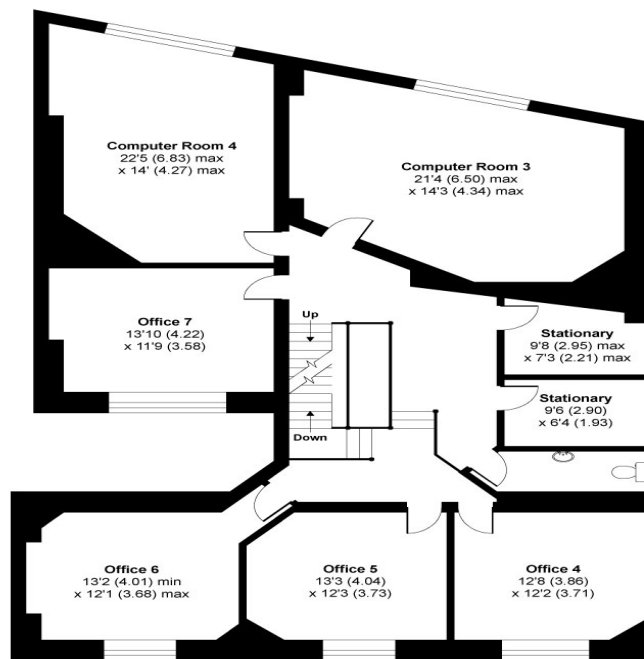
For identification only - Not to scale



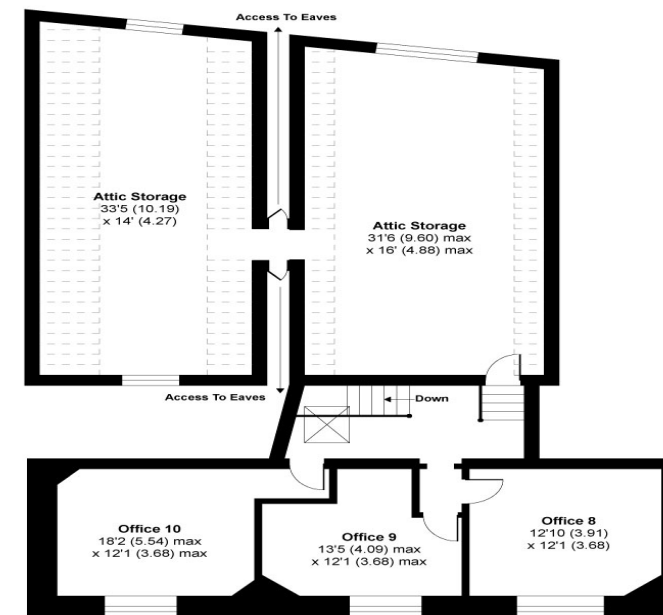
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Miller Commercial LLP. REF: 754453

**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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