



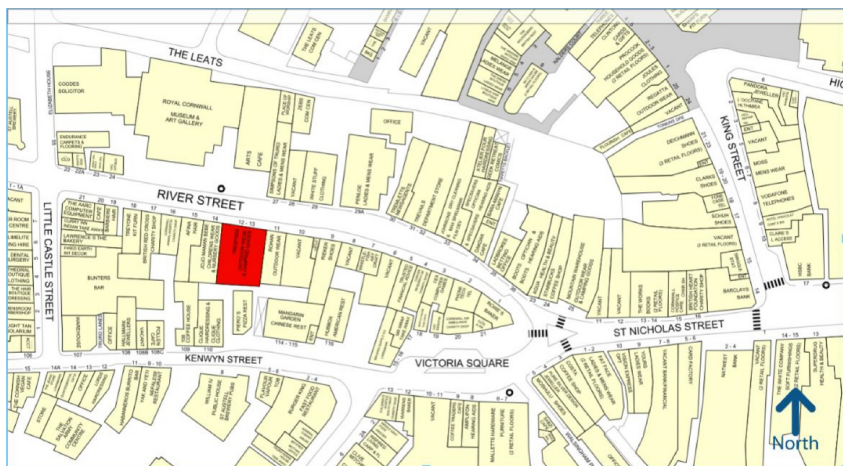
12/13 River Street, Truro TR1 2SQ

The property is located in a popular retail position within the city centre, set amongst niche retailers, restaurants, jewellers and a short walk from the museum and Victoria Square. The property is close to the bus stop for the park and ride and within a short walk of the main line railway station.

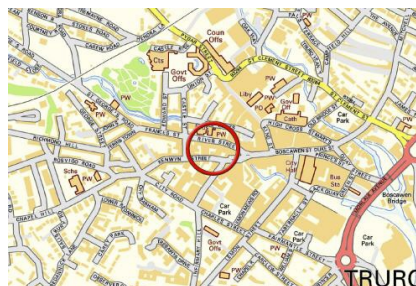
The property is currently let to Trespass Europe Ltd on a 5 year lease from September 2018 with an attractive reversionary yield of 8.5%

Asking price £450,000 Freehold

- FREEHOLD INVESTMENT FOR SALE
- RETAIL LET TO TRESSPASS ON 5 YEAR LEASE FROM 2018
- REVERSIONARY YIELD OF 8.5%
- POTENTIAL TO CONVERT UPPER FLOORS (STP)



Scale Experian Goad Plan Created: 22/02/2022 Created By: Miller Commercial LLP



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LOCATION

Truro is the primary centre for retail, leisure, business and administration in Cornwall, with a population of in excess 20,000. It has direct access to the A39 which in turn leads to the A30 connecting the south west to the M5 motorway. There is a mainline railway station to London Paddington and Newquay airport is located 19 miles north of the city.

The property itself is located in a popular retail position within the city centre, set amongst a mix of national and niche retailers, restaurants, jewellers and a short walk from the museum and Victoria Square. Nearby occupiers include JoJo Maman Bebe, White Stuff, Boots Opticians, Rieker and Johnson Dry Cleaners. The property is close to the bus stop for the park and ride and within a short walk of the main line railway station.

DESCRIPTION

The property is grade II listed and arranged over three storeys with the retail sales on ground and first floor and storage on the third floor. There is a separate access to the upper floors to the front of the property via an internal stairwell which would lend itself to any potential future conversion to residential subject to planning.

SCHEDULE OF ACCOMMODATION

Ground Floor 126.2 sq m (1,358 sq ft)

First Floor 95.55 sq m (1,028 sq ft)

Second Floor 104.72 sq m (1,127 sq ft)

TENURE

The property is to be sold freehold.

TENANCY

The property is currently let to Tresspass Europe Ltd on a 5 year lease commencing 3rd September 2018. The property was let at a rent of £40,000 per annum, however as a result of the Covid 19 restrictions this was re-gearred to £28,000 per annum (two thirds) until lease expiry.

ASKING PRICE

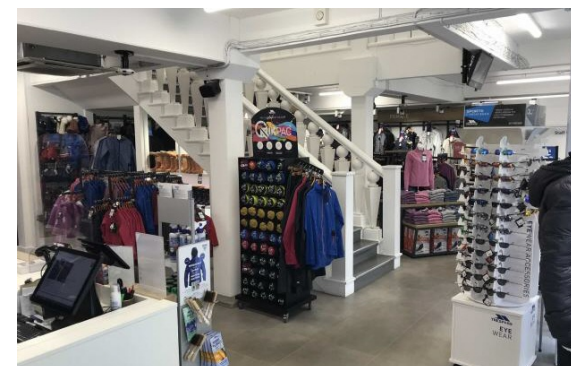
The property is available for sale at a price of £450,000.

LEGAL COSTS

Both parties to be responsible for their own legal costs in association with this transaction.

BUSINESS RATES

The property has a rateable value of £47,500 as part of the 2017 VOA assessment.



ENERGY PERFORMANCE CERTIFICATE

The Property has an EPC Rating of "C" (57).

VAT

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

CONTACT INFORMATION

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

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