



## UNITS 1-6, QUAY MEWS, QUAY STREET, TRURO, TR1 2UL

A town centre retail investment comprising 6 small shops each with first floor space above. The premises are let on various leases for terms ranging for three years to six years.

Some tenants have been there for many years with the tenant of Unit 4 having been in occupation for 29 years and the tenant of Unit 6 for 22 years. The leases are on proportional full repairing and insuring terms and include a small service charge to cover the maintenance and decoration of the external parts and the buildings insurance.

The units have a variety of uses including; specialist beauty salons, tattoo artist, cosmetic tattooing, nail salon and a hairdressing salon.

- **COMMERCIAL INVESTMENT OPPORTUNITY**
- **SIX UNITS PRODUCING A COMBINED INCOME OF £28,000 WHEN FULLY LET**
- **CENTRAL LOCATION CLOSE TO BUS STATION AND CAR PARKS**
- **NET INITIAL YIELD (ASSUMING FULLY LET) - 10.92%**
- **ONLY ONE UNIT VACANT**
- **EPCs - BAND C & D (EXPIRING 2028 ONWARDS)**

**OFFERS IN EXCESS OF £250,000**

**FREEHOLD**

**LOCATION:**

The premises are located off Quay Street which connects the junction of Duke Street, St Mary's St, and New Bridge Street with Princes Street. It is located within a short walk of the bus station and Lemon Quay and also the Shoppers Car Park.

**PREMISES:**

A mews development accessed off Quay Street comprising a terrace of six small shops each with its own first floor room. The premises include shared wc facilities at the end of the block.

**SCHEDULE OF ACCOMMODATION:**

Accommodation Summary					
Unit	Ground Floor		First Floor		Rental
	sq.m	sq.ft	sq.m	sq.ft	
1	9.8	105	8.8	95	£4,250
2	9.3	100	9.7	104	£4,250
3*	9.9	106	9.7	104	£4,500
4	10.5	113	9.7	104	£4,250
5	11.6	125	9.3	100	£4,250
6	13.0	139	21.1	227	£6,500
Shared WC with wash basin				Total	£28,000
* NB - Unit 3 is becoming Vacant and is being marketed at £4500 p.a					

**LEASE TERMS:**

A Schedule of Lease Terms is available from Miller Commercial.

**VAT:**

The property is not VAT elected and as such VAT will not be payable upon the purchase price.

**SERVICE CHARGE:**

A payment of £840 is made per unit per annum alongside the rent to cover the cost of maintaining the exterior and common parts and providing the buildings insurance.

**VIEWING:**

Strictly by prior appointment through Miller Commercial.

**ENERGY PERFORMANCE CERTIFICATE:**

Unit 1 D (81) Exp. 01/2028  
 Unit 2 D (76) Exp. 05/2033  
 Unit 3 D (79) Exp. 05/2033  
 Unit 4 D (90) Exp. 03/2028  
 Unit 5 C (62) Exp. 05/2033  
 Unit 6 D (79) Exp. 06/2033

**CONTACT INFORMATION:**

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

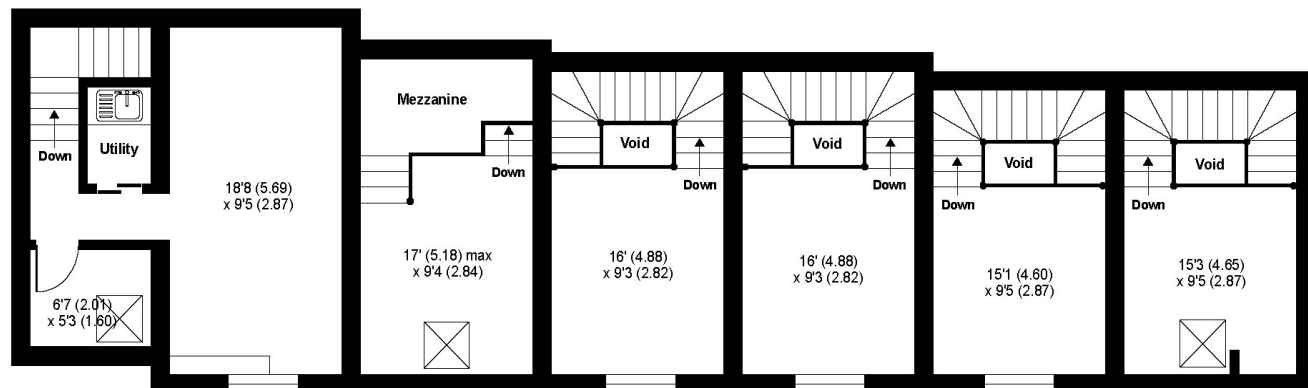
**Mike Nightingale** on 01872 247008  
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**Jonny Bright** on 01872 247022  
 Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

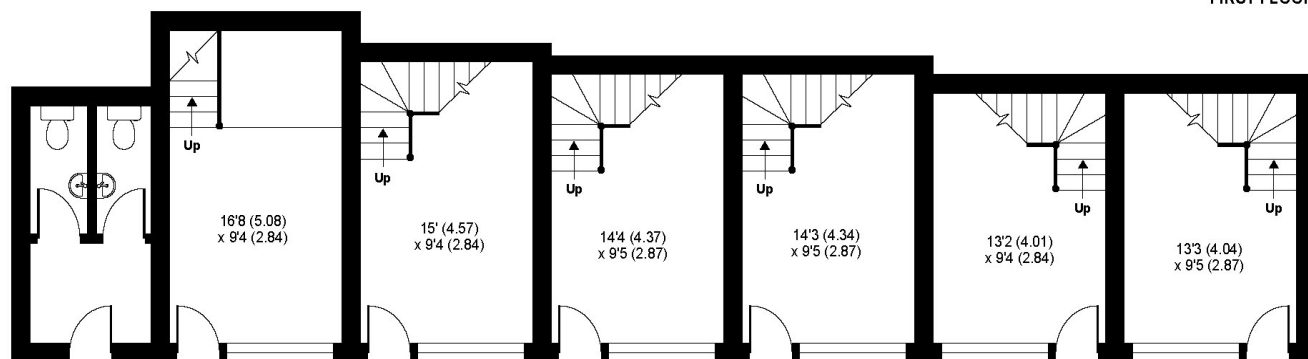
## 1-6 Quay Mews, Truro, TR1 2UL

Approximate Area = 2137 sq ft / 198.5 sq m

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). © richcom 2023. Produced for Miller Commercial LLP. REF: 989342



**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.

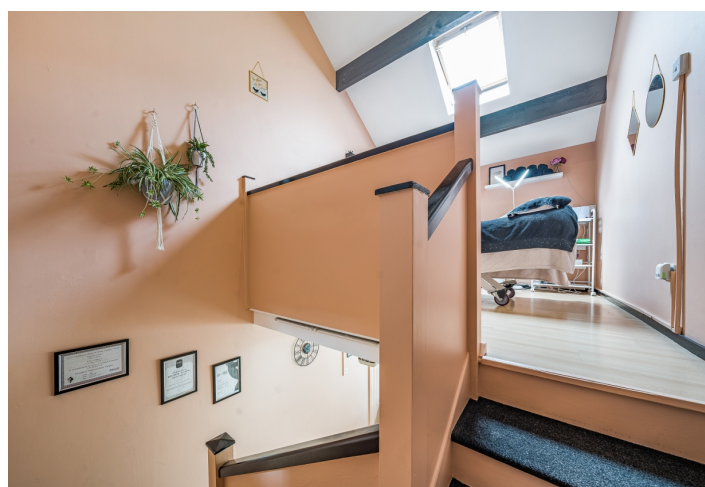
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