



OST, 13 HIGH CROSS, TRURO, TR1 2AJ

£30,000 plus SAV

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



**SUMMARY:**

- SUPERBLY REFURBISHED CITY CENTRE CAFÉ / TAKEAWAY & RESTAURANT
- C. 82.5 SQ M OVERALL, WITH UP TO 50 COVERS
- VERY WELL PRESENTED & EQUIPPED
- DAYTIME TRADING, WITH SOME EVENING EVENTS
- SALE DUE TO OTHER COMMITMENTS
- EPC :C(71).

**LOCATION:**

OST occupies one of the most desirable trading locations within Truro, being adjacent to the front of the Cathedral and with high levels of visibility as one enters the courtyard.

Truro is a vibrant City, with a wide range of high street retailers along with niche outlets, that ensure Truro is a strong centre for commerce but is also a draw for visitors throughout the year.

Truro is the commercial, administrative, health and educational centre for the County and as such has a large and growing population.

**PROPERTY:**

Comprising the ground floor of a 4 storey Grade II Listed building of mellow stone, which has been subject to a complete refit.

The upper parts of the building are let on a commercial basis.

**BUSINESS:**

Our clients acquired the lease in March 2024 and then underwent a significant refurbishment programme, opening in May 2024. The business has been very successful and established a good reputation and following. Trading Tuesday to Sunday, from 09:30 to 17:30 daytime, with some well attended evening events. The business is run by our two clients (both chefs) and 2 part time members of staff and is now being sold due to other commitments away from this sector.

This is, in our opinion, one of the County's best placed and presented daytime cafe / restaurant offerings and is ready to be taken on and build on its first successful trading year.



**FLOOR AREAS:**

Overall the business area is open plan and loosely divided as follows.

**Seating / Dining Area:** 7.86m (width) x 5.73m (depth), a superb and stylishly refurbished area with large ornate multi pane window to the front, allowing light to flood in and with views over the Cathedral front courtyard. With part tiled walls, free standing furniture for display of goods and a mixed range of tables and chairs for c. 50 covers (maximum), alongside some settees, all in all providing a spacious and informal setting.

The ceiling is exposed and the floor is polished concrete, thus giving an urban feel to the building, also adding to the sense of space, coupled with large hanging pendant lighting.

To the left of the seating / dining area is an internal store / comms room and dry store, also a separate unisex WC, with hand basin and large mirror.

**Kitchen / Servery:**

Preparation area / wash up : 2.70m (average mid point as irregular shape) x 3.23m, stainless steel drainer unit, under counter drinks chiller, door to side and takeaway hatch.

Additional internal area (not measured), with a hand wash and upright fridge and freezer.

**Kitchen / Preparation / Counter Service Area:** 7.93m (max. width) x 4.73m (max. depth), continuation of exposed ceiling, concrete floor with large pendant lighting.

Serving counter with a wooden worktop, under counter drinks chiller and some base units. La Marzocco 2 Group Coffee Machine (2 grinders on lease), stainless steel hand wash basin, bin and wooden storage cupboard, Price and product display racking.

Kitchen area equipped with 4 ring induction hob, griddle, hot plate, commercial oven under a 2 vent extraction system.

Two free standing stainless steel workbenches and one metal racking system, commercial dishwasher and a double fridge / freezer.

Other ancillary commercial kitchen appliances and equipment.

**OUTSIDE**

3 tables providing 6 covers.

**TENURE:**

Leasehold : Remainder of 10 year lease commenced March 2024, with a passing rental of £20,000 pa, rising to £22,000 pa on the second anniversary and continuing until March 2029, thereafter subject to rent review.

The property is held on an internal repair and insure basis, plus a contribution via a service charge for the building maintenance. Sections 24 – 28 of the Landlord and Tenant Act 1954 do not apply to this lease.

**PREMISES LICENCE:**

We understand the premises has a Full Licence for the sale of alcohol, Licence Number LI24\_004410 on and off the premises, Monday to Sunday 12:00 – 22:30.

**METHOD OF SALE:**

Sale of business as a trading going concern on an Asset Sale basis.

**SERVICES:**

Advised by clients

- Mains Drainage
- Mains Water
- Electricity : Three Phase (use single)
- Gas : None

Interested parties to make own enquiries via statutory providers.

**STOCK:**

At cost price on Completion, agreed between seller and buyer.

**LEGAL COSTS:**

Each party to bear their own costs with regards to this transaction, whether the matter completes or not. Also, 50% each of the landlords reasonably incurred legal costs

**BUSINESS RATES & COUNCIL TAX:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2023) rateable value is £24,000, this is not the rates payable.

**INVENTORY OF FIXTURES & FITTINGS:**

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

**FINANCE OF PURCHASE:**

If you require and advice on a potential purchase of Ost, Truro, at no initial cost, please contact Graham Timmins on details below.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (71).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019

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

**Jonny Bright** on 01872 247022

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

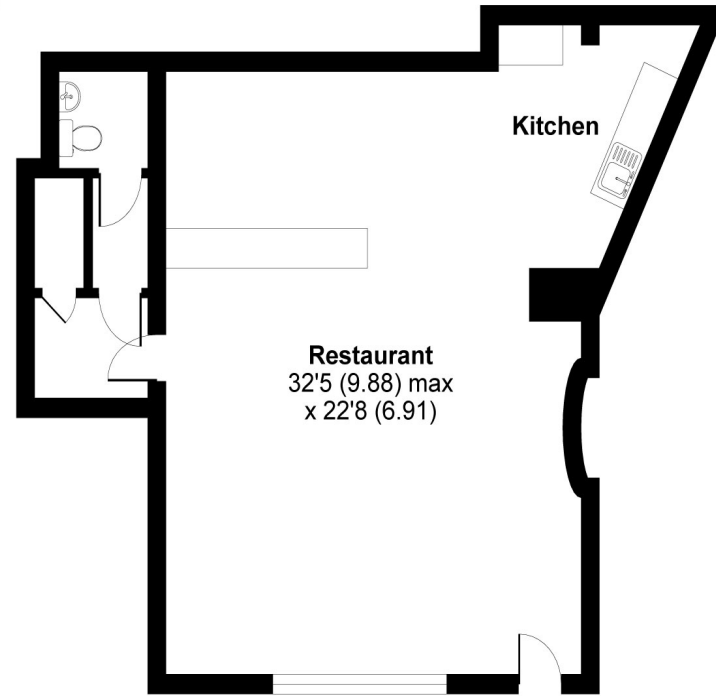




### Ost, 13 High Cross, Truro, Truro, TR1 2AJ

Approximate Area = 846 sq ft / 78.6 sq m

For identification only - Not to scale



**GROUND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF:1415560

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