



THE OLD CHAPEL TRURO
FREEHOLD GUIDE PRICE £400,000



FRONT OLD CHAPEL

ST CLEMENT ST, TRURO, CORNWALL, TR1 1EH

- Attractive period building
- Excellent access to city centre
- Private off-road parking with ease of access
- Current income from established tenant at £9,000 per annum
- Business not affected
- Potential future development opportunity
- Total area 271 sq m (2,917 sq ft)



REAR OLD CHAPEL

ST CLEMENT ST, TRURO, CORNWALL TR1 1EX

- Ground and first floor offices
- Attractive period building
- Excellent access to city centre
- Private off-road parking with ease of access
- Potential future development opportunity
- Currently occupied as offices £18,000 per annum
- Tenant due to vacate Summer 2024
- Rear enclosed garden area
- Total Area 196.58 sq m (2,116 sq ft)





FRONT CHAPEL





REAR CHAPEL



LOCATION

The property is located in a central position within Truro's city centre, Cornwall's principal shopping, commercial and administrative centre. The City boasts a picturesque Cathedral with a wide range of retail shops, cafes, bars and restaurants as well as the county's newly refurbished Hall for Cornwall, and has a countywide catchment area.

The Old Chapel is situated in the heart of the city centre, to the rear of the Cathedral grounds within walking distance of the city centre's businesses, public transport and services, with direct road access to St Clement Street leading to the A39.

DESCRIPTION

The Old Chapel comprises a converted chapel and Sunday school located in the heart of Truro City Centre. Built in 1834\1835 and extended in 1878, the property was put into commercial use in 1976 as a wine store with the use continuing to this day.

Accessed directly off St Clement Street, the premises benefit from a car park for circa 5 cars. The building is accessed via the front elevation through double doors into a retail reception area, presented as a wine showroom, with plastered and painted walls and a lowered ceiling. Partitioning separates the warehouse\stores to the rear, with an open ceiling underneath balcony mezzanine, with double loading doors to the side car park and a WC and kitchenette to the rear.

Stairs lead up to the organ area and mezzanine balcony used for light storage.

The rear chapel is currently occupied and used as offices for a recruitment company. Accessed via Wilkes Walk to the side of the property, there is parking for 4/5 cars 'nose-to-tail', with an entrance door via a concrete ramp leading into the ground floor offices arranged to provide a reception room, WCs, kitchen, mid office and a good sized rear office. Further exits to the rear and side lead to a small pathway to the side with an enclosed rear yard area.

The first floor is subdivided to provide a number of office rooms, stores and WC.

TENURE / FRONT CHAPEL

Freehold subject to the existing lease.

The premises have been let on the following salient points, we understand that the tenant has been holding over on an expired lease.

Copy of the lease is available upon request.

Lease Dated	-	20 November 2008
Tenant	-	Berkmann Wine Cellars Limited
Term	-	10 years from 22 August 2008 (expiry 21st August 2018)
Break	-	22 August 2014, subject to 6 months notice
Rent	-	£9,000 per annum
Use	-	Wine importing and sales or any other use under A1, B1 and B8
Rent Reviews	-	5 yearly upward only to Market Value
Insurance	-	Landlord to insure and reclaim the premium from the tenant
Repair	-	Tenant full repairing save as to fair wear and tear

TENURE / REAR CHAPEL

Freehold subject to the existing lease.

The premises have been let on the following salient points.
Copy of the lease is available upon request.

- Tenant - Smith and Reed Recruitment SW Limited
- Term - 10 years from 2 September 2014 (expiry 1st September 2024)
- Break - 2 September 2019, subject to 6 months notice
- Rent - £15,000 per annum for years 1-3
£18,000 per annum thereafter
- Use - Recruitment agency, or any other use subject to landlords consent
- Rent Reviews - 5 yearly upward only to Market Value
- Insurance - Landlord to insure and reclaim the premium from the tenant
- Repair - Tenant internal repairing plus external of all windows and doors

Please note the lease will terminate in Summer 2024.

EPC

Front - EPC Rating **D** Certificate number - **8711-5921-5640-5270-1726**

Rear - EPC Rating **E** Certificate number - **7756-6594-2334-4992-5326**



ACCOMMODATION (Areas are approximate)

Front Chapel

Retail Area	-	66.36 sq m	(714 sq ft)
Warehouse	-	88.44 sq m	(952 sq ft)
Inc kitchenette			
Mezzanine stores	-	116.33 sq m	(1,252 sq ft)
Total Gross Area	-	271 sq m	(2,917 sq ft)

Please note that the Mezzanine Stores are former gallery seating areas with limited width and include an area occupied by a church organ.

Rear Chapel

Reception	-	33.05 sq m	(355 sq ft)
Mid Office	-	13.77 sq m	(148 sq ft)
Kitchenette	-	8.51 sq m	(92 sq ft)
Rear Office	-	57.57 sq m	(620 sq ft)
WC's			
First floor office 1	-	9.06 sq m	(98 sq ft)
First floor office 2	-	36.65 sq m	(395 sq ft)
First floor office 3	-	9.12 sq m	(98 sq ft)
Store	-	6.25 sq m	(67 sq ft)
Store	-	4.07 sq m	(51 sq ft)
Store	-	5.65 sq m	(61 sq ft)
Total Net Area	-	196.58 sq m	(2,116 sq ft)

FIXTURES & FITTINGS

Please note pictured fixtures & fittings may belong to the tenant.

BUSINESS RATES

Prospective occupiers should check with Cornwall Council to the actual rates payable.

Front Chapel - Current rateable value (1 April 2023 to present) **£9,900**

Rear Chapel - Current rateable value (1 April 2023 to present) **£16,250**

GUIDE PRICE

£400,000, subject to existing leases.

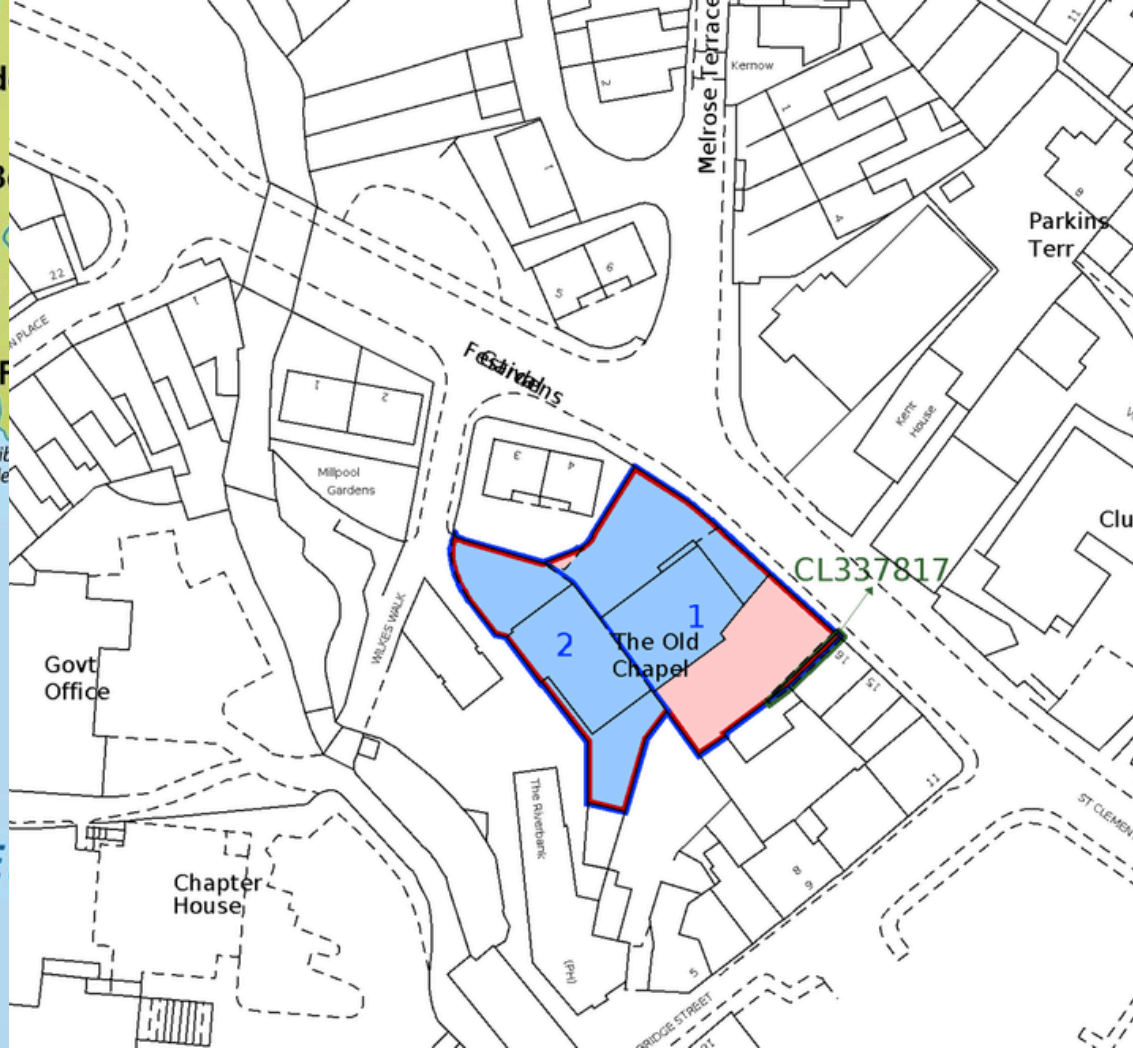
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Barney Peters
TEL : 01872 277397
EMAIL: barney@sbcproperty.com

The sale of any property is to be dealt with via appointed agents we would ask that you do not make any direct approaches to occupiers, their staff or customers, and arrange all viewing appointments through our office. Please contact us before visiting the property even for an informal viewing.



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 **277397**
D: 01872 **245802**
E: Barney@sbcproperty.com

SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.