



British Heart Foundation

Value Store

Furniture & Electrical



**UNIT 1 CALENICK STREET, TRURO**



# UNIT 1 CALENICK STREET TRURO CORNWALL, TR1 2SF (TR1 2JL)

- TRURO CITY CENTRE RETAIL PREMISES
- GROUND FLOOR RETAIL SHOP WITH ANCILLARY STORAGE
- SALES AREA : 503.00 SQ M (5,414 SQ FT)
- TOTAL AREA : 791 SQ M (8,299 SQ FT)
- BUSY AND PROMINENT TRADING LOCATION CLOSE TO ANYTIME FITNESS, ON THE BOARDS, PORTMAN SMILE CLINIC, XEN NOODLE BAR, BURGER KING, HUB BOX, BUNTERS BAR ETC
- EXCELLENT OPPORTUNITY FOR TRURO CITY CENTRE RETAIL
- ALTERNATIVE USES CONSIDERED
- NEW LEASE AVAILABLE

**LEASEHOLD - £65,000 PER ANNUM**



## LOCATION

The property is located in the busy Cathedral City of Truro, the county's principal shopping and retail catchment, estimated to be in the region of 300,000, occupying a central retail position within the city centre.

The property is situated in a central position within the city centre on Calenick Street opposite Anytime Fitness Centre as well as in close proximity to on the boards, Portman Smile Clinic, Xen Noodle Bar, Burger King, Hub Box, Bunters Bar etc.

## DESCRIPTION

The property comprises a ground floor glazed shopfront on Calenick Street, with a glazed display window and entrance door leading into a well-presented sales area.

The retail area offers large format sales area with high ceilings, partitioning to provide rear sales/stores and entrance to the warehouse/store areas, staff room, WCs and a separate loading door off the front elevation.

The property, recently used by a national charity as a retail showroom, is ideally suited to E-class retail, or alternative uses that include catering, fitness, offices, health/medical uses, nurseries, and/or indoor sports/recreation etc.

Further car parking spaces are available by separate negotiation.

## VAT

We are advised the property is elected for VAT.

## ACCOMMODATION

Sales area : 503.00 sq m (5,414 sq ft)  
Warehouse/office : 288.00 sq m (2,885 sq ft)

**Total : 791 sq m (8,299 sq ft)**

## TENURE

Term : A new 5/10 year lease  
Rent : £65,000 per annum  
Use : E class (alternatives considered)  
Repair : FRI by service charge

## EPC

EPC Rating : **C**  
Certificate Number : **4357-1657-0564-3442-0900**  
Valid Until : **1<sup>st</sup> August 2035**

## BUSINESS RATES

Current Rateable Value (2026 List) **£46,250**

Prospective occupiers should check with Cornwall Council as to the actual rates payable which may include currently available discounts for qualifying occupiers.



## SALES AREA



## I.D. REFERENCES & DEPOSIT

All prospective tenants will need to provide certified identification and proof of address. References and deposit may be required subject to status.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the joint letting agents.

### SBC Property

Daniell House  
Falmouth Road  
Truro, Cornwall TR1 2HX

**FAO** : Barney Peters  
**TEL** : 07738 321136  
**EMAIL** : Barney@sbcproperty.com

**FAO** : Francesca Williams  
**TEL** : 07955 272205  
**EMAIL** : Francesca@sbcproperty.com



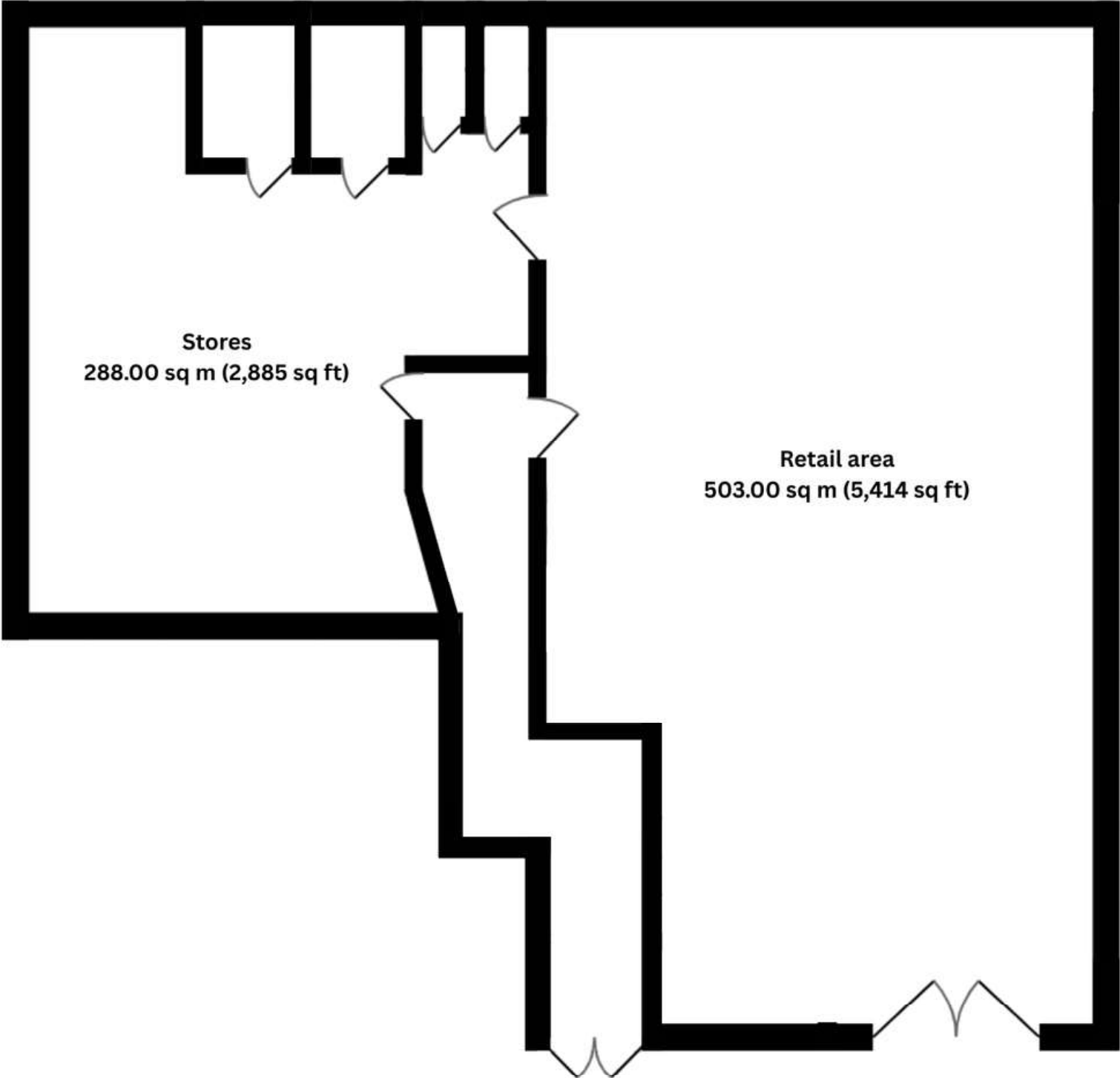
### Matt Gunn Commercial

Farm Offices  
Hillside Farm  
Feock  
Truro, Cornwall TR3 6RA

**FAO** : Matt Gunn  
**TEL** : 01872 248920  
**EMAIL** : matt@mattgunncommercial.co.uk

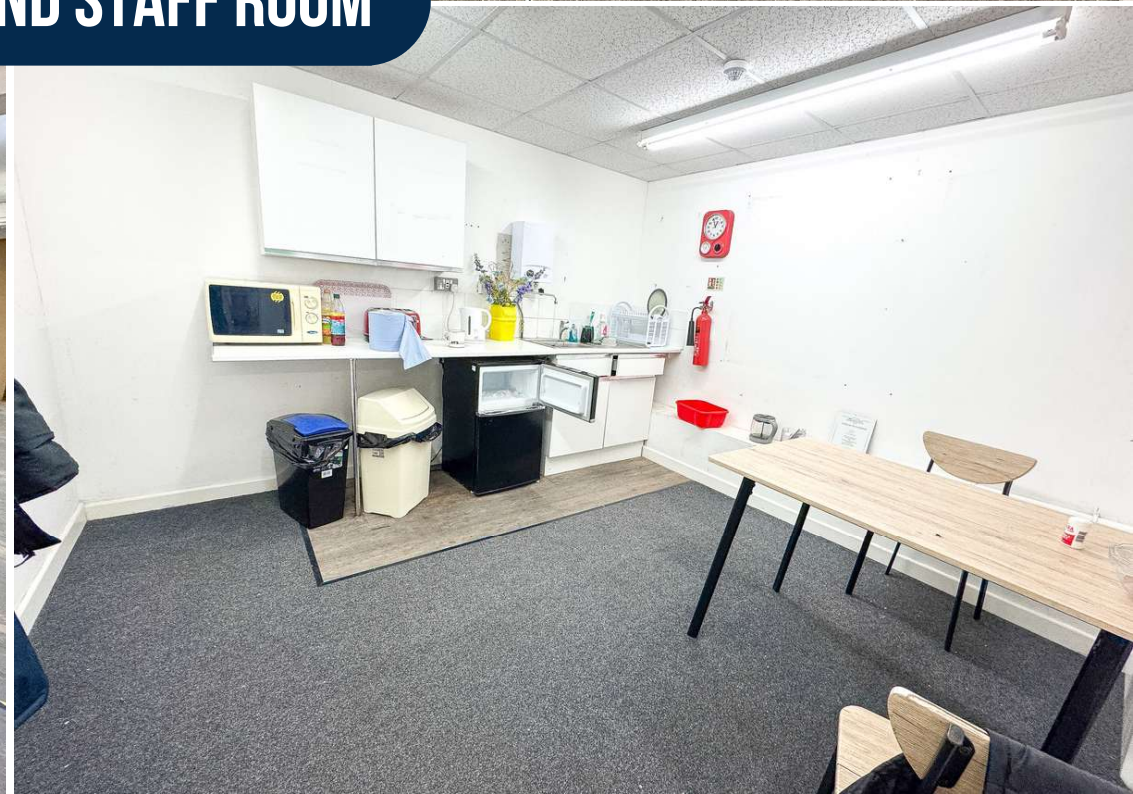


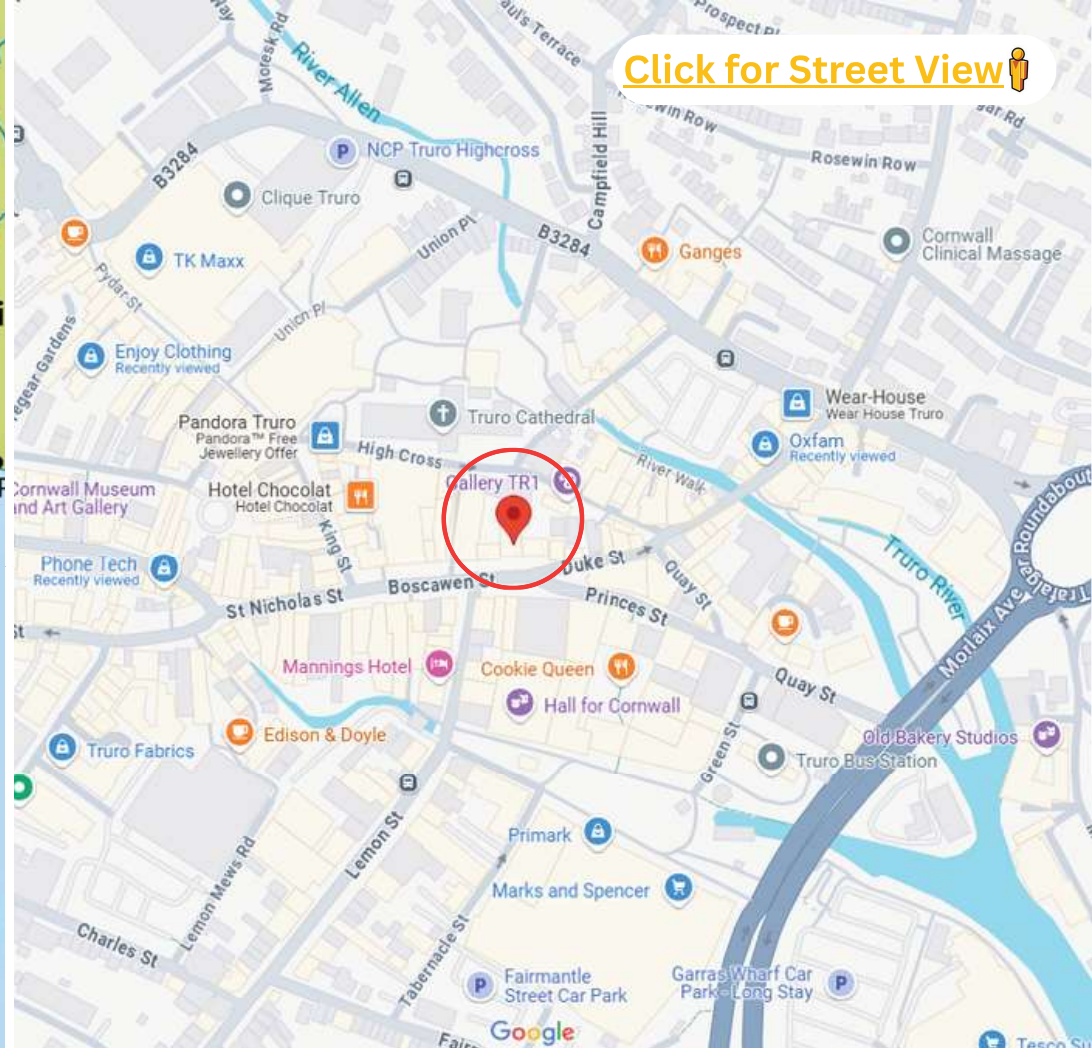
# FLOORPLAN





**WAREHOUSE AND STAFF ROOM**





[Click for Street View](#)

## CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 277397

T: 07738 321136

E: [Barney@sbcproperty.com](mailto:Barney@sbcproperty.com)

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PROPERTY