



# COMMERCIAL PROPERTY SHOP & OFFICES





# 57 & 57A

## LITTLE CASTLE STREET

### TRURO, CORNWALL TR1 3DL

- **COMMERCIAL PROPERTY OPPORTUNITY**
- **GROUND FLOOR RETAIL UNIT PLUS FIRST FLOOR OFFICES**
- **CURRENT INCOME £12,400 PER ANNUM**
- **N.B. TENANT SERVED BREAK NOTICE TO END LEASE MAY 2024**
- **100% COMMERCIAL, IDEAL SIPP OPPORTUNITY**
- **POSSIBLE FUTURE CONVERSION OPPORTUNITY SUBJECT TO CONSENTS & VACANT POSSESSION**
- **GROUND FLOOR 40.64 SQ M (437 SQ FT)**
- **REAR STORE 10.5 SQ M (113 SQ FT)**
- **FIRST FLOOR 32.38 SQ M (349 SQ FT)**
- **PLUS PARTIALLY CONVERTED ATTIC**



**FREEHOLD GUIDE PRICE £177,500**

## LOCATION

The property is located in a central position within Truro city centre, situated on Little Castle Street in an area occupied predominately by specialist retailers. Nearby occupiers include Bunters Bar, Curry Inn, Mensroom Barbers, beauticians and The Arc Mobile Phone Shop.

## DESCRIPTION

The ground floor comprises a retail shop offering a sales area with a glazed shopfront and a prep and store currently trading as a bakery area. A rear door leads into a further store room and out to an enclosed yard with an external store and WC.

The shop is let on a commercial lease trading as a Lawrences bakery. Please note the tenant has served notice to terminate the lease in accordance with new break clause. The first floor office suite comprises three office rooms, two to the front and one to the rear. The offices are accessed via a private entrance door at ground floor leading to the office rooms, store room with WC, kitchenette and attic stores. The offices are currently occupied as a therapist.

The property may be suitable for alternative uses, subject to planning and statutory consents (building control etc).

## FREEHOLD

Guide Price £177,500 subject to the existing leases.

## LEGAL COSTS

Each party to bear their own legal costs.

## ACCOMMODATION (Areas are approximate)

Ground Floor  
Internal width - 3.30 m widening to 4.70m  
Max Shop depth - 7.58 m  
**GF sales - 338 sq ft (31.36 sq m)**

Rear Office - 2.22m x 3.40m

**Net Internal Area - 437 sq ft (40.64 sq m)**

Rear store - 3.50m x 3.00m  
External store - 1.86m x 1.29m

First Floor

Office 1 - 2.07m x 3.39m  
Office 2 - 3.43m x 3.44m  
Office 3 - 2.70m x 3.58m  
Kitchenette - 2.11m x 1.19m

Store

WC Not measured

Attic Store Not measured

**Net Internal Area - 349 sq ft ( 32.38 sq m)**

## RATEABLE VALUE

|              |                            |        |
|--------------|----------------------------|--------|
| Ground Floor | Rateable Value (2023 List) | £8,000 |
| First Floor  | Rateable Value (2023 List) | £4,600 |

## VAT

We are advised that VAT is not applicable.



# LEASE TERM

The ground floor is let on the following terms:-

- Tenant : Ltd Co with guarantors
- Term : 6 year lease
- Reviews : Rent Review to Market Rent at year 3
- Repair : Proportional full repairing
- Insurance : Landlord to insure and reclaim a fair proportion from the tenant
- Break : Tenant only on the 3rd anniversary of the lease effective 2024 has been actioned
- Rent : £8,400 per annum

The first floor is let on a 2 year lease from April 2023, excluded from the Landlord & Tenant Act 1954 at a rent of £4,000 per annum.

# EPC

- Rating D
- Certificate Number 9314-3090-0079-0690-5195

# VIEWING/FURTHER INFORMATION

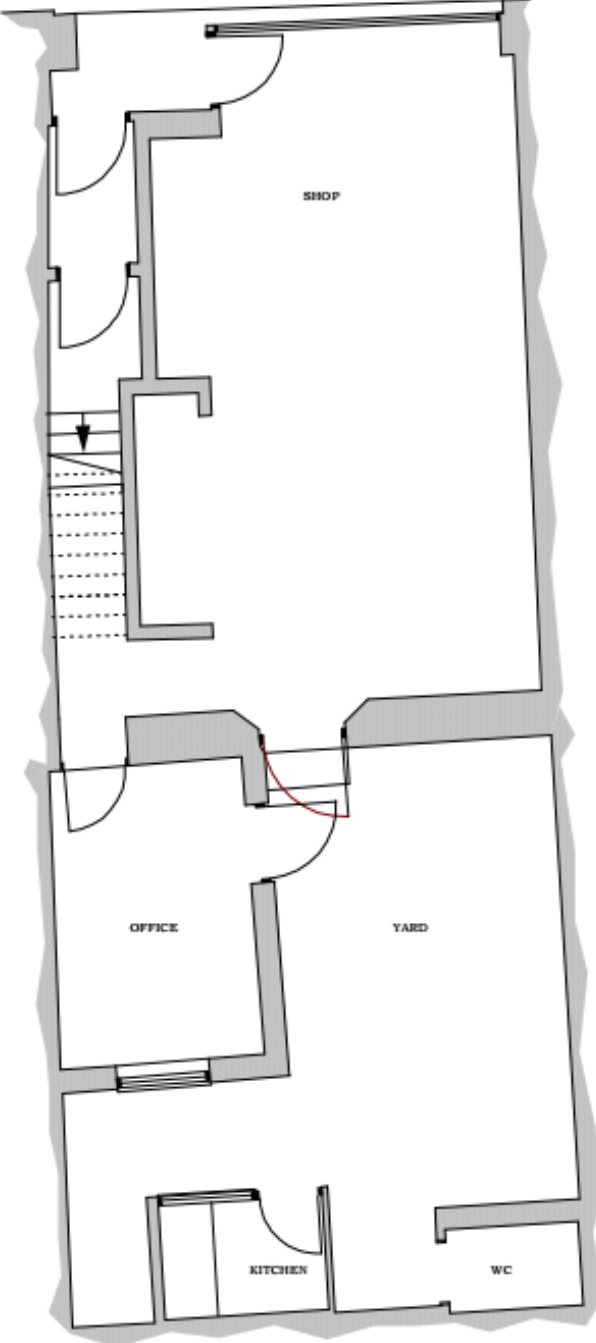
Viewing strictly by appointment with the joint selling agents.

- SBC Property
- Daniell House
- Falmouth Road
- Truro
- Cornwall TRI 2HX

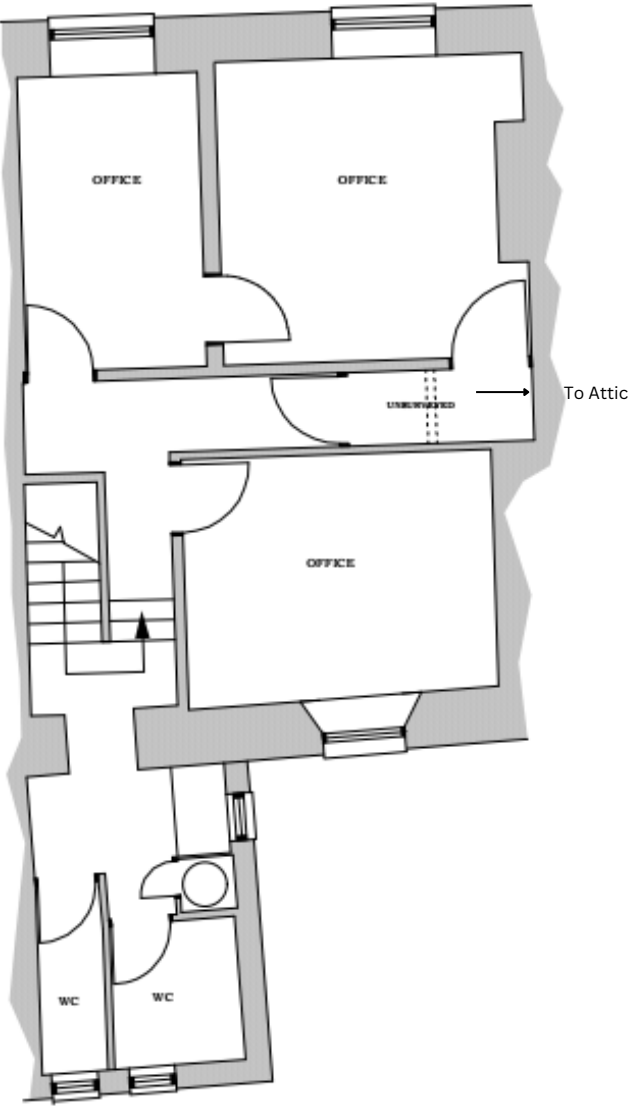
- SBC Property 01872 277397
- Miller Commercial 01872 247000



NB. Plans are not to scale



GROUND FLOOR PLAN



FIRST FLOOR PLAN





## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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