



FOR SALE

30 BOSCAWEN STREET TRURO CORNWALL TR1 2QQ

- COMMERCIAL PROPERTY INVESTMENT
- TRURO CITY CENTRE RETAIL UNIT
- PROMINENT TRADING POSITION
- GROUND FLOOR SALES- 66.68 SQ M (718 SQ FT)
- 1ST & 2ND FLOORS-OFFICES - 82.0 SQ M (883 SQ FT)
- NEARBY OCCUPIERS INCLUDE THE ENTERTAINER, SANTANDER, CAFFE NERO, SEA SALT
- INCOME, PRODUCING £35,000 PER ANNUM
- LET TO TRURO CITY COUNCIL
- 100% COMMERCIAL INVESTMENT

FREEHOLD - £385,000

ENQUIRE NOW

📞 07738 321134 / 01872 277397

✉️ barney@sbcproperty.com

✉️ enq@sbcproperty.com



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.

Situated in Boscawen Street, a popular retailing location, nearby occupiers include, The Entertainer Toy Shop, Santander, Pizza Express, Sea Salt, Poundland, Cafe Nero and numerous other national retailers.

DESCRIPTION

The property comprises a retail shop benefiting from a glazed shop front overlooking Boscawen Street offering ground floor sales and office to the rear. An internal staircase leads to the first floor providing offices and staff facilities with further offices found at second floor.

ACCOMODATION

(All Dimensions are approximate)

| | | | |
|-----------------------|---|--------------------|----------------------|
| Ground Floor | - | 66.68 sq m | (717 sq ft) |
| First Floor WC's | - | 28.00 sq m | (301 sq ft) |
| Second Floor | - | 54.00 sq m | (581 sq ft) |
| Total Net Area | - | 148.62 sq m | (1,600 sq ft) |

EPC

A new EPC Certificate has been commissioned.
Previous Rating C

TENURE

Freehold, subject to an existing lease, the salient points of which are as follows:-

LEASE TERMS

| | | |
|---------|---|--|
| Tenant | - | Truro City Council |
| Term | - | 10 years from June 2018 |
| Break | - | Tenant only 5th anniversary of the lease (not exercised) |
| Rent | - | £35,000 per annum |
| Reviews | - | 5 yearly to market value |
| Repair | - | Full repairing and insuring subject to schedule of condition |
| Use | - | A1 retail and offices |

PRICE

£385,000

VAT

We are advised that VAT is not applicable.


RATEABLE VALUE

Shop and Premises £31,750

VIEWINGS

Strictly by appointment with sole agents SBC Property.



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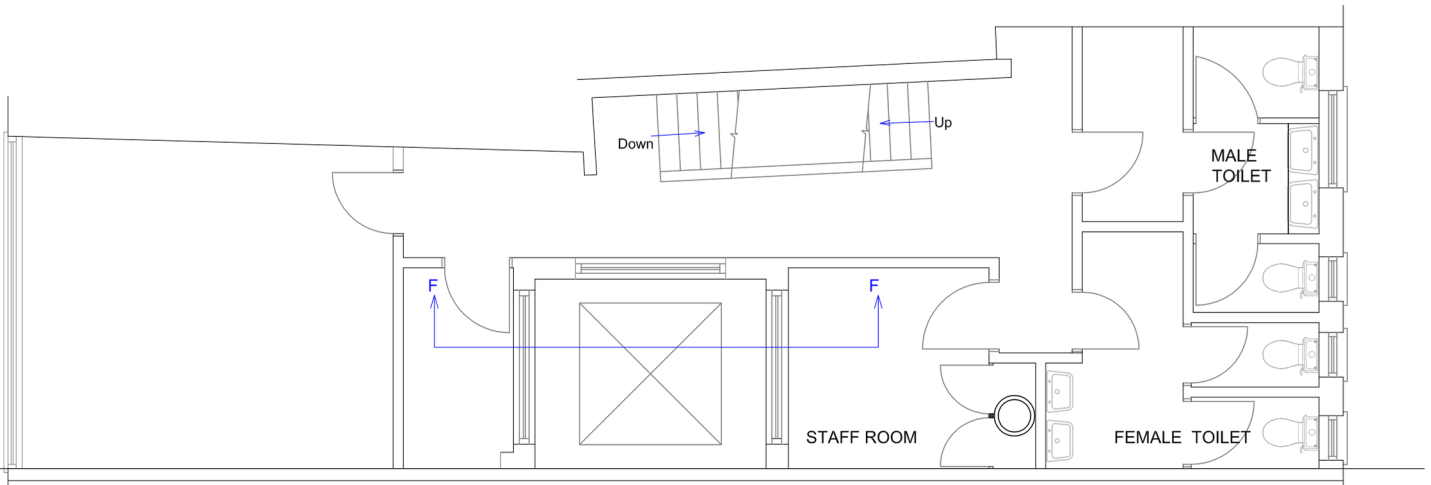
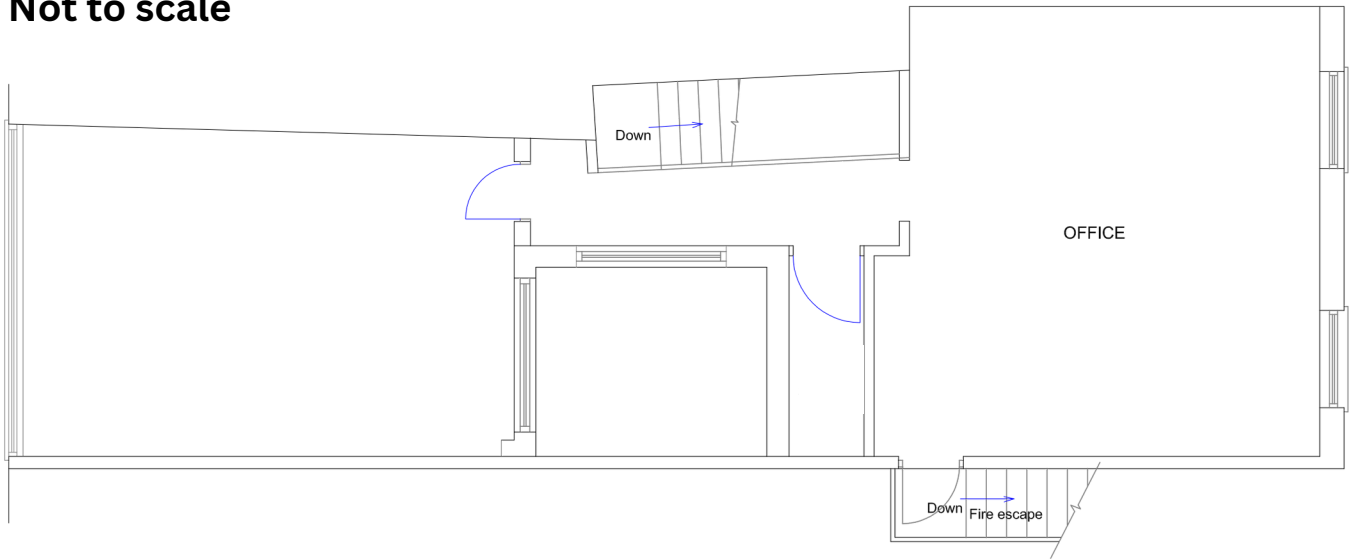
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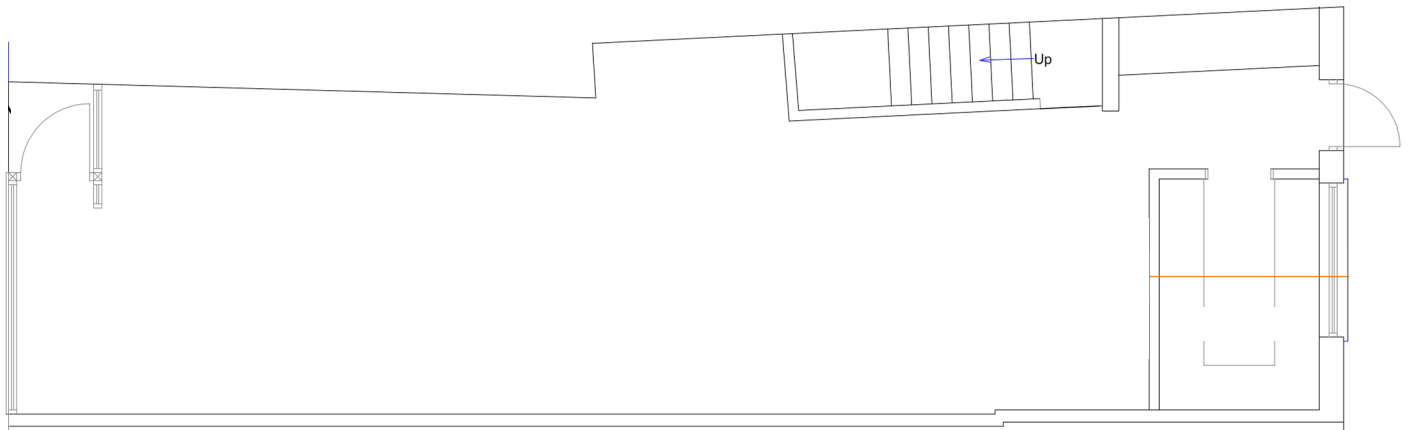
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SBC Property is the trading name of Scott Burrigde Commercial LLP


Not to scale



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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