



FOR SALE

19 VICTORIA SQUARE
TRURO
CORNWALL
TR1 2RX

- EXCELLENT TRADING LOCATION WITHIN VICTORIA SQUARE
- NEARBY OCCUPIERS INCLUDE WC ROWE AND COSTA COFFEE
- FREEHOLD £195,000 WITH VACANT POSSESSION
- LEASE OPTIONS CONSIDERED

FREEHOLD £195,000

ENQUIRE NOW

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LOCATION

The premises are situated within Truro's city centre, occupying a central position within Cornwall's principal commercial and retail location. The city has a population in region of 20,000 persons with a catchment of nearly 400,000 attracting visitors from across the county.

Situated in the popular Victoria Square area of the city, the property occupies a bustling position with nearby occupiers including W C Rowe, a home improvement DIY centre and Costa Coffee.

DESCRIPTION

The property is a mid-terrace, three-storey building comprising ground floor retail sales/office with first and second floor office accommodation, kitchen and toilets.

The ground floor is arranged in an open-plan configuration with an attractive frontage and stairs at the rear leading to the first floor, comprising two office rooms and a landing with stairs rising to the second floor, providing toilet, kitchen and two further office rooms.

On the ground floor is an internal fire exit with rights of way reserved for adjacent occupiers from River Street.

ACCOMODATION

(All measurements and dimensions are approximate and should be checked)

Ground Floor

Retail Sales : Maximum Width 4.78m
Under-stair Store : Maximum Depth 4.24m
(inc fire exit)

First Floor

Front office : 2.32m x 4.15m 9.63 sq m (104 sq ft)
Office 2 : 4.08m x 2.32m 9.47 sq m (102 sq ft)
Landing/Fire Store : 4.53m x 2.07m 9.38 sq m (101 sq ft)

Second Floor

Kitchen : 2.22m x 1.04m 2.30 sq m (25 sq ft)
Offices : 3.95m x 4.65m 18.37 sq m (198 sq ft)
WC

Net Internal Area : 67.35 sq m (725 sq ft)

TENURE

The premises are available freehold with vacant possession. Lease options are also considered at £15,000 per annum.

PRICE

£195,000 for the freehold.
£15,000 per annum on a new lease.

BUSINESS RATES

The premises are classified for Business Rates as follows -

Shop & Premises 2023 List £6,900

We would advice interested parties to make their own enquires with respect to rates payable as business rates may be exempt for qualifying persons/companies.

EPC

The premises are classified as a E rated property.

PLANNING

We understand that the premises benefit from an existing E planning consent. Other uses may be considered, subject to obtaining planning permission from Cornwall Council.

SERVICES

We are advised that mains water, drainage and electricity are connected to the premises. We would recommend interested parties to make their own enquirers with the Statutory Authorities.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWINGS

Strictly by appointment with sole selling agents.



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