

# TOWN QUAY

TRURO, TR1 2HJ



UNIQUE RETAIL AND LEISURE OPPORTUNITY



POTENTIAL FOR ALTERNATIVE USE SUBJECT TO PLANNING  
TOTAL AREA 7,053FT<sup>2</sup> (653.51M<sup>2</sup>)  
ADDITIONAL OUTSIDE SPACE AVAILABLE TO QUALIFYING TENANTS



# LOCATION & STUATION

An extremely well located and prominent retail unit situated adjacent to A390 bypass in central Truro.

The central retailing area of Truro including retailers such as Marks and Spencer and Primark on Lemon Quay is situated on the opposite side of the main road.

Truro is the retail and administrative centre for the county of Cornwall. It has a wide catchment area and benefits from significantly increased population during the summer tourist season.



**A30**

7 Miles North



**Nearby**

**Population**





# ACCOMMODATION

## DESCRIPTION

The Property comprises a detached 2 storey former wharfside warehouse which has been used as a successful retailing unit for many years. It is currently arranged to provide retail accommodation on both floors together with some mezzanine retail space. There is also some ground and first floor ancillary and office accommodation.

## ADDITIONAL OUTSIDE SPACE

Cornwall Council, the owner of the surrounding site may offer outside space to let to the front, side (West) and rear of the property in addition to the space shown on the plan herein. This will be offered to qualifying tenants who may include café, restaurant, bar and other related leisure occupiers. Further details available on request and we are able to refer you to the relevant individual at Cornwall Council.

## ACCOMMODATION

All measurements are approximate Net Internal Areas.

Floor	ft <sup>2</sup>	m <sup>2</sup>
Ground floor sales (2 levels).	2,230	215.6
Ground – storage.	331	30.70
Front mezzanine sales.	305	28.34
Rear mezzanine sales.	249	23.09
Rear mezzanine offices.	280	25.98
First – sales.	2,675	248.48
First – storage/ancillary.	875	81.32
<b>TOTAL</b>	<b>7,035</b>	<b>653.51</b>





**Views**



**Retail**



**Leisure**



**Onsite Parking**

## GRANT FUNDING

As part of Cornwall Council's public realm and regeneration proposals within the area, grant funding may be available to support a qualifying tenant at the property. Further details are available on request and we are able to refer you to the relevant individual at Cornwall Council.

## SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



# PLANNING, RATES, EPC, TERMS

## PLANNING

We understand that the accommodation has consent for use within Class E.

All interested parties should make their own enquiries to the Planning Department of Cornwall Council 0300 1234 151 or

Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk).

## BUSINESS RATES

We understand from enquiries of the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) that the current assessment for rating purposes is as follows:

Description	Rateable Value
Showroom and Premises	£53,000

Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

The EPC Rating is 114/E and the full certificate can be provided on request.

## CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**.

## DATA ROOM

Additional documentation to include plans is available through Sharefile to seriously interested parties.

## PURCHASE PRICE

The property is offered for sale at £1,000,000 exclusive of VAT; or

## RENT

£60,000 per annum exclusive of VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## AGENT NOTE REGARDING BUILDING CONDITION

We are advised that following specialist investigation there are signs of corrosion (carbonation) of various elements of the building. We are advised that none of this has progressed to the extent there has been significant loss of strength but the corrosion will need to be addressed in order to slow the rate of deterioration. Applicants are advised to take sufficient professional advice in this respect. A copy of the report is available in the Data Room.

## REFERENCES/RENTAL DEPOSITS (FOR LEASEHOLD ONLY)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

# CONTACT

For further information or to arrange an inspection, please contact the sole agents:

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#### 2. Misrepresentation Act 1967:

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

#### 3. Control of Asbestos Regulations 2012 (CAR 2012):

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

June 2023

