



**57A LITTLE CASTLE STREET**



# 57A GROUND FLOOR

## LITTLE CASTLE STREET

### TRURO, CORNWALL TR1 3DL

- GROUND FLOOR RETAIL UNIT
- REAR OFFICE AND STORE ROOMS
- GLAZED SHOP FRONT WINDOW DISPLAY
- ENCLOSED PRIVATE YARD
- TOTAL AREA - 53.50 SQ M (576 SQ FT)
- BUSY SPECIALIST TRADING
- FREEHOLD ALSO AVAILABLE
- AVAILABLE NEW LEASE FROM AUGUST\SEPTEMBER 2024



**LEASEHOLD - £10,000 PER ANNUM**

## 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 subdivided sales area with a glazed shopfront and a prep and store currently trading as a bakery area. A rear door leads to a office and out to an enclosed yard offering a store room and WC.

The shop is suitable for a variety of uses offered with vacant possession, and is not being offered as a going concern, fixtures and fitting are not included.

The freehold is also available by separate negotiation to include the separately accessed upper floors let on a commercial lease.

## ACCOMMODATION

(Areas are approximate)

Internal width	-	3.30 m widening to 4.50m
Max shop depth	-	7.58 m
Shop Area	-	360 sq ft (33.45 sq m)
Office	-	78 sq ft (7.26 sq m)
External kitchenette	-	25 sq ft (2.34 sq m)
Rear store	-	113 sq ft (10.50 sq m)
<b>Total Area</b>	-	<b>576 sq ft (53.5 sq m)</b>

## LEASE TERMS

The premises are available by way of a new lease on the following terms :

Term	-	6 year lease
Rent	-	£10,000 per annum
Reviews	-	Rent review to market rent at year 3
Repair	-	Proportional full repairing
Insurance	-	Landlord to insure and reclaim a fair proportion form the tenant
Timing	-	Tbc Subject to vacant possession

Freehold of the whole property is also available, please ask for full details.

## RATEABLE VALUE

Current rateable value (1 April 2023 to present) £8,000

Prospective tenants should check actual rates payable. We believe qualifying occupiers will pay NIL RATES.

## LEGAL COSTS

The incoming tenant will be expected to contribute to the landlords reasonable legal costs incurred in the preparation of the lease.

## EPC

Rating C	Expiry September 2027
Certificate Number	9895-3011-0930-0700-2521

## VAT

We are advised that VAT is not applicable, all prices/rents are quoted exclusive of VAT.

## FREEHOLD

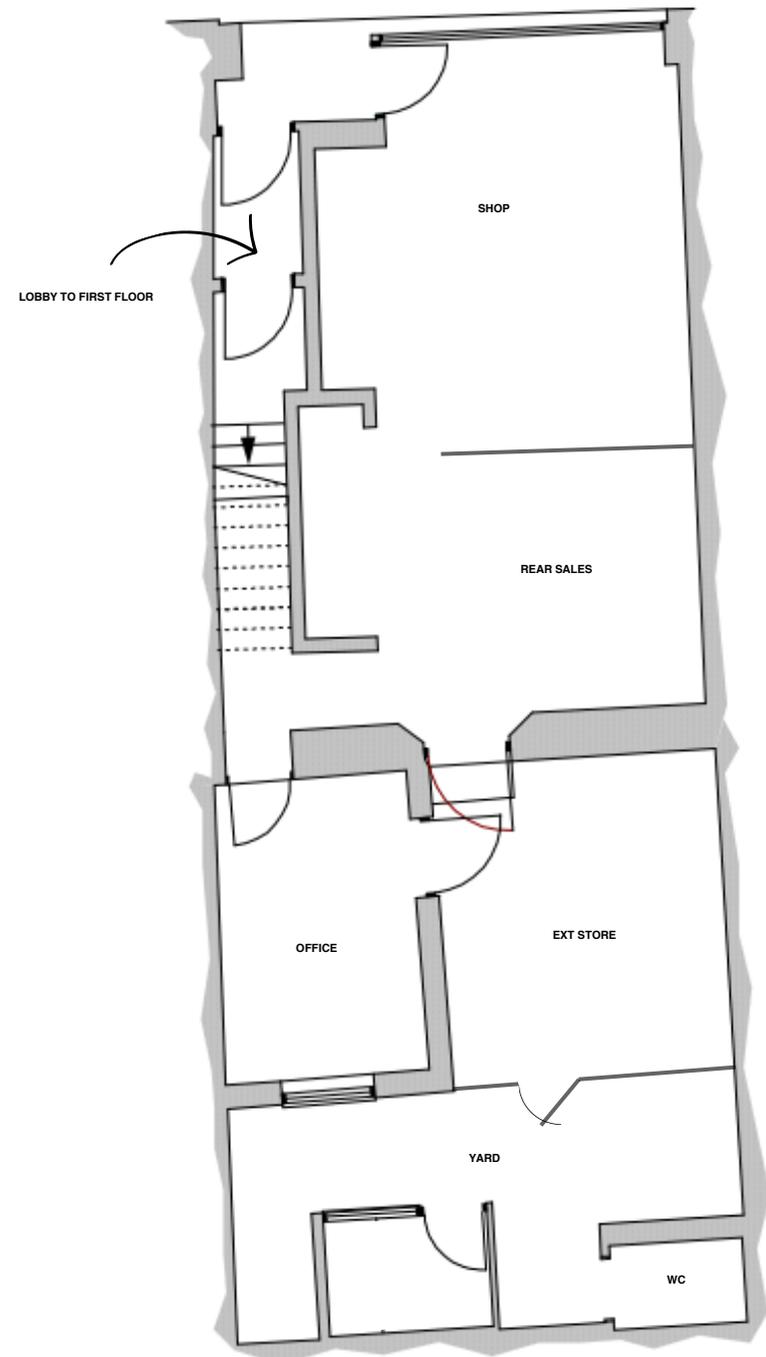
Guide Price £177,500 subject to the existing leases.

## VIEWING/FURTHER INFORMATION

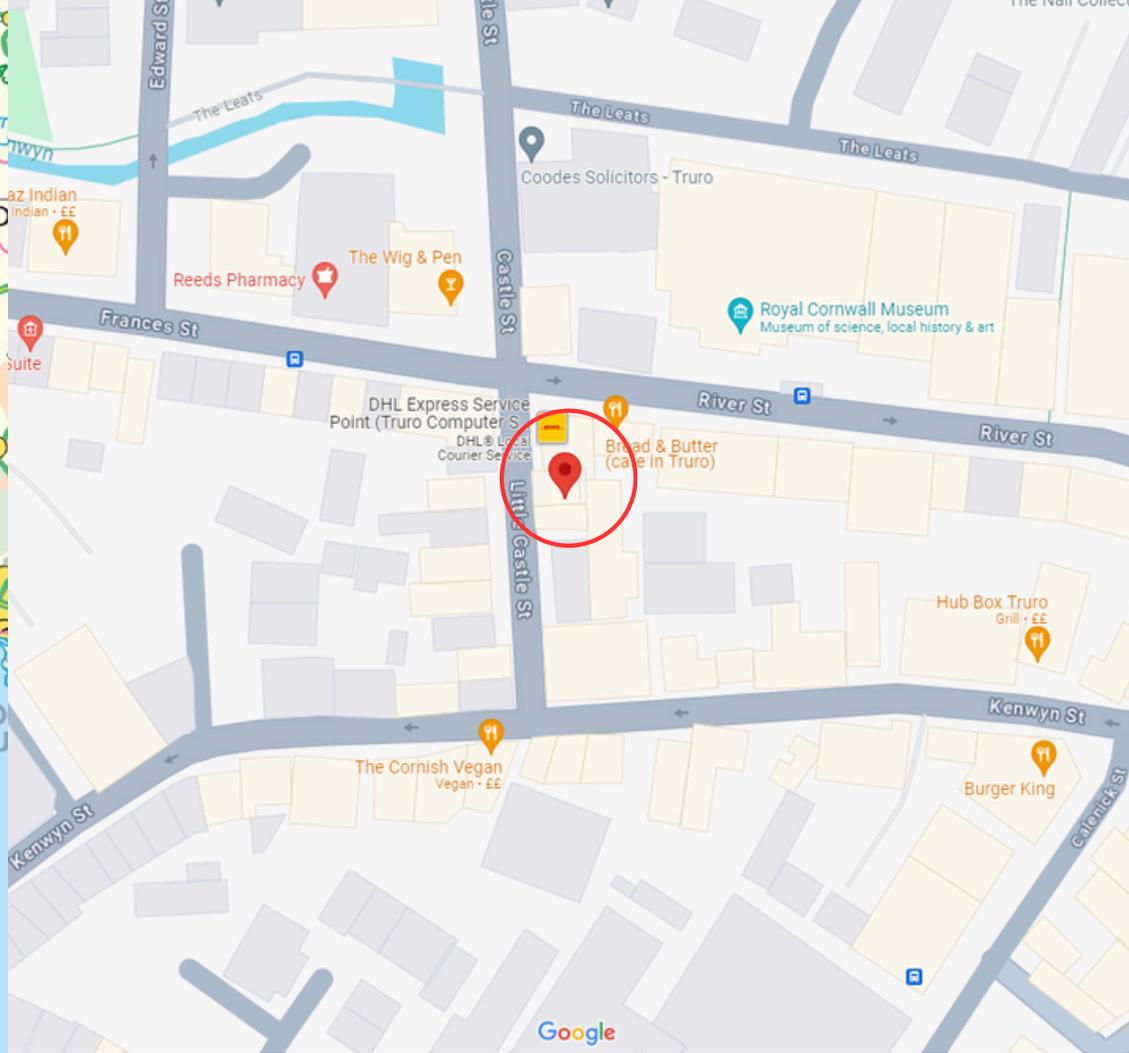
Viewing strictly by appointment with SBC Property the sole letting agents. The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO :** Barney Peters  
**TEL :** 01872 277397  
**EMAIL:** barney@sbcproperty.com



GROUND FLOOR PLAN



## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 **277397**

F: 01872 **245802**

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

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