

**SBC**  
**PROPERTY**

**01872 277397**

## PRIME RETAIL UNIT TO LET / FOR SALE

NEARBY OCCUPIERS INCLUDE FAT FACE,  
STARBUCKS, THE WORKS, COSTA, MOUNTAIN  
WAREHOUSE

GROUND FLOOR SALES 114.92 SQ M  
FIRST FLOOR ANCILLARY  
SECOND FLOOR FLAT

NEW LEASE—£35,000 PAX  
FREEHOLD—£395,000



**11 ST NICHOLAS STREET  
TRURO, TR1 2RW**

**RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT**

## **LOCATION**

The property is situated in the cathedral city of Truro, the principal retailing destination for the county of Cornwall. The city has a resident population in the order of 25,000 persons with a catchment in the order of 250,000 persons. The city centre retail offering is anchored by a 90,000 sq ft Marks and Spencer alongside a 57,000 sq ft Primark. At the current time, the Hall For Cornwall is currently undergoing a £25million refurbishment and when reopened, will further underpin the city's status as the leading retailing location in the region.

The property is situated in St Nicholas Street, immediate neighbouring occupiers include The Works, Starbucks, Vision Express, Fat Face and Costa.

## **DESCRIPTION**

The property comprises a mid terraced three storey property providing ground floor sales with ancillary stores at ground and first floor. Stairs lead to a second floor previously used as residential accommodation but in need of full refurbishment which are accessed from the rear elevation off the area known as The Leats.

## **ACCOMMODATION**

Ground Floor  
Sales 114.92 sq m (1,237 sq ft)

First Floor  
Ancillary 79.71 sq m (858sq ft)

Second Floor  
Flat not inspected

## **TERMS**

Lease—The property is available by way of a new lease for a term of 3/5 years subject to upward only rent reviews at a rental of £35,000 pax

Freehold—£395,000 with vacant possession.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

## **EPC**

Rating E score 113

## **BUSINESS RATES**

Rateable Value £47,250

## **VAT**

To be confirmed.

## **VIEWING/FURTHER INFORMATION**

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall  
TR1 2HX

Savills  
Embassy House  
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