

**COMMERCIAL PROPERTY CONSULTANTS**

**Ref. No: S4704**

**FREEHOLD FOR SALE**

**15 FRANCES STREET, TRURO, TRI 3DN**

**Ground floor shop with basement storage  
and separately accessed first floor flat with rear parking.  
Suitable as an investment opportunity or for owner occupation.**

**Freehold offers sought in excess of £250,000**



**Contact: Stuart Sly or Rosie Brenton  
17a River Street  
Truro  
TRI 2SQ**

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*Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract.*

**LOCATION:**

Truro is well established as the principal retail centre for the County of Cornwall and provides some of the most attractive and comprehensive shopping in the south-west. In addition, the Cathedral City is the administrative centre for the county with public sector occupiers including Cornwall Council and the combined Crown and County Courts. The city has a resident population of around 20,000 persons but has a catchment population of 265,000 persons which is increasing at an above average rate.

**SITUATION:**

The building occupies a popular secondary trading location along Frances Street. The area is occupied by a mix of local independent businesses with nearby occupiers including Shanaz Restaurant, The Dental Hygiene Suite, Marzipan Hair Salon and Out of Wood bespoke kitchen designer.

**DESCRIPTION:**

The building is arranged on three floors. The ground floor shop has a large traditional shop front leading to an open plan sales area. Stairs at the back of the shop lead to a basement storage area with a kitchenette and WC.

The residential flat is separately accessed from the front of the building and comprises a bathroom on a half landing level, living room, kitchen and bedroom. Stairs from the ground floor hallway lead to a lower ground floor utility room which leads out to the rear garden. A single parking space exists at the rear although the potential exists to create an additional parking space.

**ACCOMMODATION: (All dimensions and areas are approximate)****Commercial Part****Ground floor**

Net internal width 4.36 m narrowing to 4.02 m at the rear

Shop depth 7.78 m

Sales area 29.11 m<sup>2</sup> (313 ft<sup>2</sup>)

**Basement**

Store/kitchenette 23.20 m<sup>2</sup> (250 ft<sup>2</sup>)

WC

**Residential accommodation****Half landing**

Bathroom 2.62 m x 2.29 m 6.00 m<sup>2</sup> (65 ft<sup>2</sup>)

**First floor**

Living room 4.01 m x 3.60 m (max) 13.93 m<sup>2</sup> (150 ft<sup>2</sup>)

Bedroom 4.02 m x 3.93 m (max) 12.45 m<sup>2</sup> (134 ft<sup>2</sup>)

Kitchen 2.32 m x 2.54 m 5.89 m<sup>2</sup> (63 ft<sup>2</sup>)

**Lower ground floor**

Utility 2.72 m x 2.32 m 6.31 m<sup>2</sup> (68 ft<sup>2</sup>)

**SALE PRICE**

Offers in excess of £250,000 are sought for the freehold interest.

**BUSINESS RATES/COUNCIL TAX:**

Shop and basement store Rateable Value £5,800

Residential flat Council Tax Band A

Qualifying occupiers will be eligible for 100% small business relief on the rates.

Cornwall Council are the charging authority and enquiries regarding the rates payable should be made with them - Tel: 0300 123 4171.

**VAT:**

We understand that the property is not registered for VAT.

**LEGAL FEES:**

Each party to be responsible for their own legal fees in dealing with documentation.

**SERVICES:**

We understand the property is connected to mains electricity, mains water and mains drainage with separate supplies to the shop and flat. Mains gas is available in the area. Heating to the residential flat is provided by electric night storage heaters. We have not tested the services connected to the premises and the ingoing purchaser should carry out their own inspections.

**MONEY LAUNDERING REGULATIONS:**

In line with The Money Laundering Regulations 2017, Charterwood are obliged to verify ID for all clients that are conducting property transactions through the Company.

**PLANNING:**

Interested parties should make their own enquiries with Cornwall Council Planning Department to satisfy themselves that consent exists for their proposed use.

**ENERGY PERFORMANCE CERTIFICATE:**

**15 Frances Street, Truro (Retail)**



**RATING OF 50 LYING WITHIN BAND B**

Certificate No. 8597-1823-7740-9293-6286  
Recommendation Report No. 7298-7569-2616-0606-2951

**15a Frances Street, Truro (Top Floor Maisonette)**



**RATING OF 45 LYING WITHIN BAND E**

Certificate No. 1500-7621-0322-1095-3573

**VIEWING:**

By appointment through Charterwood on (01872) 261216. Contact Stuart Sly or Rosie Brenton.



The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

- CHARTERWOOD** for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:
1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
  2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
  3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
  4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.