



MIXED INVESTMENT OPPORTUNITY, 57 LITTLE CASTLE STREET, TRURO, TR1 3DL

The property comprises a ground floor retail unit currently let to a coffee shop/bakery and first floor offices which are also fully let and accessed via separate entrance at street level.

The ground floor has a sales area with store/office space and yard with further store and WC. Upstairs has three separate office rooms as well as a store room, kitchenette and WC as well as a useful attic store.

The first floor also lends itself to residential conversion, subject to the necessary planning consent.

- MIXED USE INVESTMENT FOR SALE
- PROMINANT CITY CENTRE LOCATION
- POSSIBLE CONVERSION TO RESIDENTIAL UPSTAIRS (STP)
- FULLY LET AND INCOME PRODUCING
- TOTAL 786 SQ FT
- EPC D (85)

Guide Price: £177,500



LOCATION:

The property is located on the popular Little Castle Street which has seen a number of recent new lettings. The area is centrally located and has a good mix of independent food and retail operators.

PROPERTY:

The property comprises a ground floor retail unit currently let to a coffee shop/bakery and first floor offices which are also fully let and accessed via separate entrance at street level. The ground floor has a sales area with store/office space and yard with further store and WC. Upstairs has three separate office rooms as well as a store room, kitchenette and WC as well as a useful attic store. The first floor also lends itself to residential conversion, subject to the necessary planning consent.

SCHEDULE OF ACCOMMODATION:

Ground Floor - 40.64 sq m (437 sq ft)

First Floor - 32.38 sq m (349 sq ft)

LEASE TERMS:

The ground floor is currently let on a full repairing and insuring lease for 6 years with a tenant only break and open market rent review at the end of year 3 at a rent of £8,400 per annum.

The first floor is let on a 2 year full repairing and insuring lease from March 2023 at a rent of £4,000 per annum.

VAT:

All the above prices/rentals are quoted exclusive of VAT. .

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (85).

CONTACT INFORMATION:

For further information or an appointment to view please contact:-

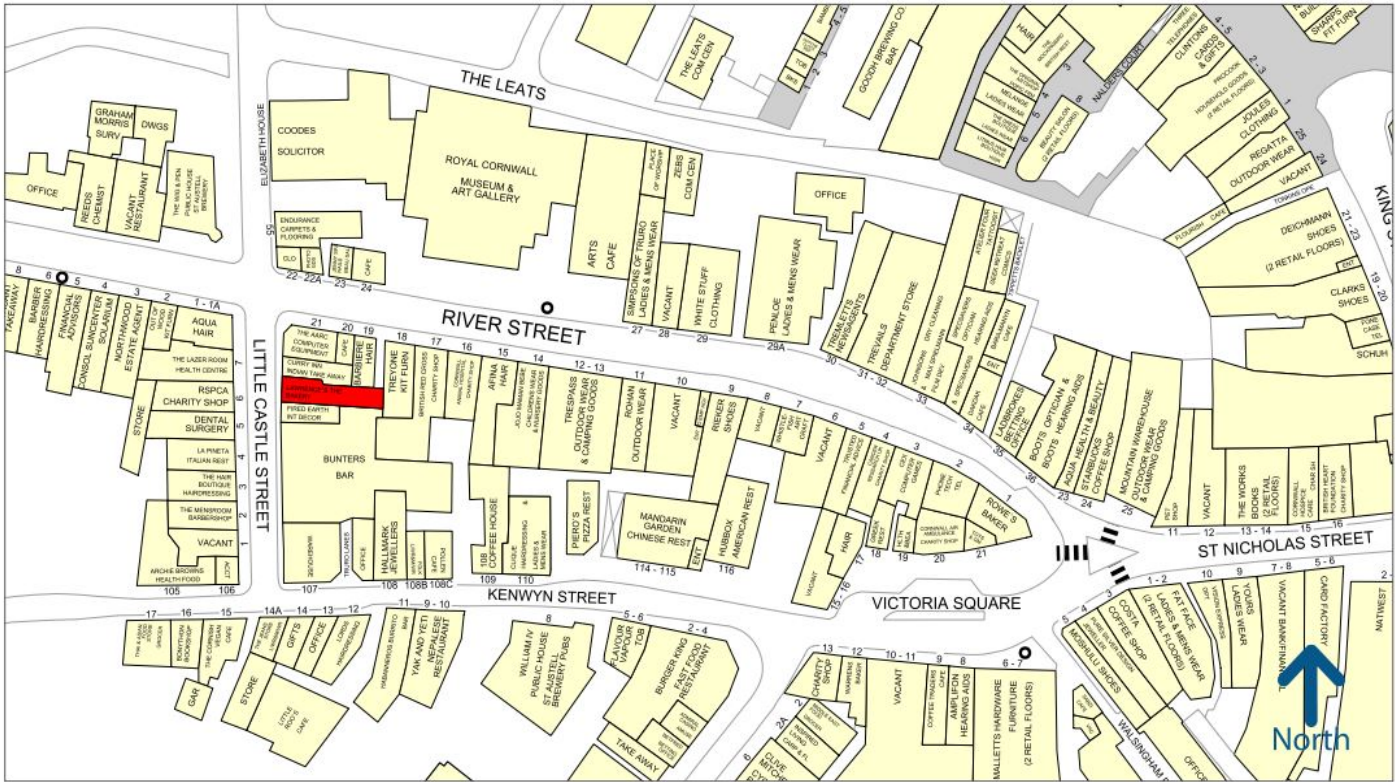
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Or via our joint agent SBC Property on 01872 277397



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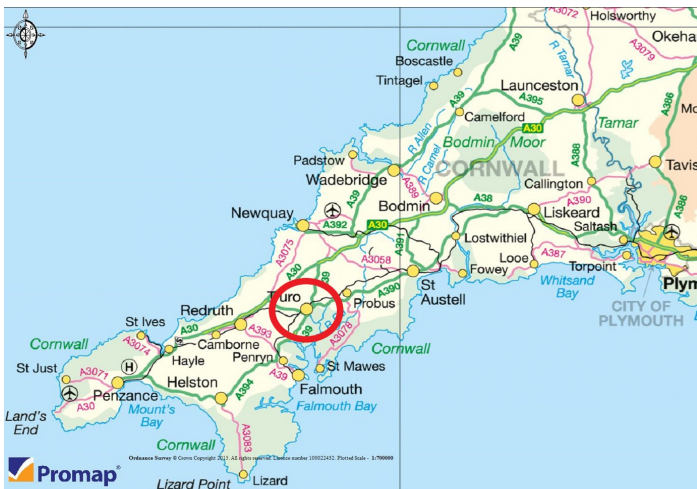


50 metres

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