



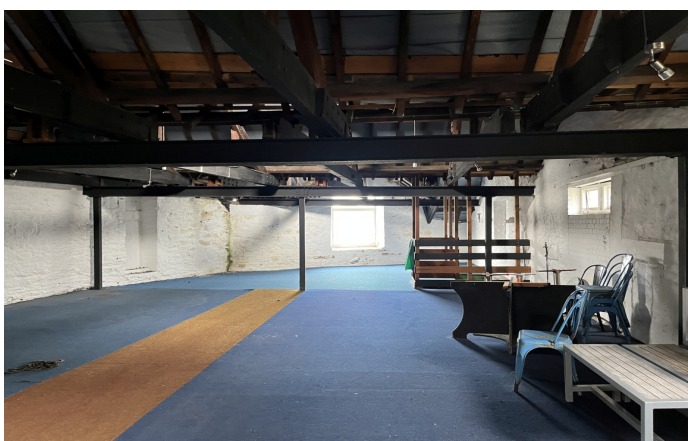
THE OLD WAREHOUSE, TRAFALGAR WHARF, MALPAS ROAD, TRURO, TR1 1QH

A substantial former warehouse premises located off Trafalgar roundabout in Truro. The premises retain many original features with a multi pitched slate roof, wooden floors and exposed timbers throughout. The property is set over 3 floors and is deceptively deep. A large sliding door to the front with inset pedestrian door provides a generous access point.

The premises are available immediately on a freehold basis.

- **FREEHOLD DEVELOPMENT OPPORTUNITY (STC)**
- **6,898 SQ FT (640.9 SQ M)**
- **RIVERSIDE SETTING CLOSE TO CITY CENTRE**
- **SUBSTANTIAL WAREHOUSE PREMISES**
- **ORIGINAL PERIOD FEATURES**
- **NOT ELECTED FOR VAT**
- **EPC C (68)**

Guide Price £495,000



LOCATION:

Malpas Road is home to a number of businesses including Stephen Scown Solicitors, Foot Anstey Solicitors Lily Lewarne Architects, The Old Bakery Studios, Cornwall and Devon Media, BBC Radio Cornwall amongst others.

Conveniently located just off the A390 on the edge of the City Centre. A park and ride stop, bus terminal and long stay car park are all within a 5 minute walk.

The rear of the premises abut the river which could provide access by river also.

DESCRIPTION:

A substantial former warehouse premises located off Trafalgar roundabout in Truro. The premises retain many original features with a multi pitched slate roof, wooden floors and exposed timbers throughout. The property is set over 3 floors and is deceptively deep. A large roller door to the front with inset pedestrian door provides a generous access point. The premises are available immediately on a freehold basis.

SCHEDULE OF ACCOMMODATION:

Ground Floor: 2,608.7 sq ft (214.1 sq m)

First Floor:* 1,512 sq ft (140.5 sq m)

Second Floor: 2,778 sq f (258 sq m)

Total: 6,898.7 sq ft (641 sq m)

* It is prudent to note that the first floor is partial and could easily be increased to create a much larger area similar to the other floors.

TENURE:

Freehold

DEVELOPMENT POTENTIAL:

We believe this may be the last wharf premises located in central Truro awaiting redevelopment. The property is considered well suited to a multitude of uses including conversion to residential, office, event space, storage etc. Subject to the necessary consents.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

The property has a rateable value of £13,750 as per the 2023 assessment.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (68).

VIEWING AND CONTACT INFORMATION:

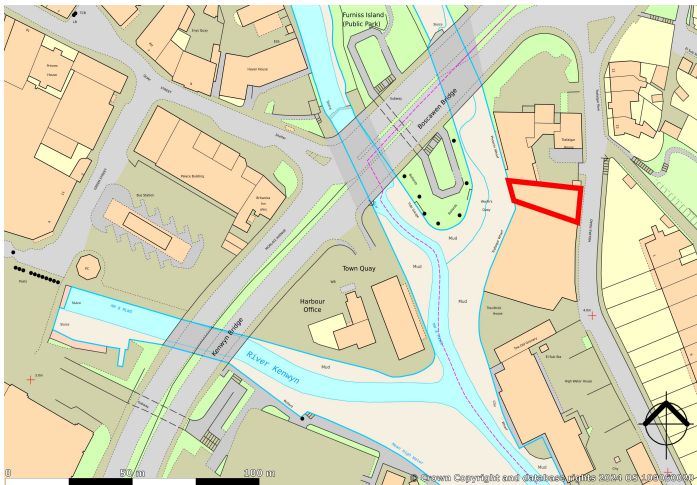
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

