MAY WHETTER & GROSE

# 12A CITY ROAD, TRURO, TR1 2JJ
# PRICE GUIDE £275,000




INVESTMENT OPPORTUNITY

AN INTERESTING TOWN CENTRE FREEHOLD COMPRISING GROUND FLOOR COMMERCIAL UNIT AND A FIRST FLOOR FLAT CURRENTLY LET ON NEW TERMS

COMBINED COMMERCIAL AND RESIDENTIAL RETURN OF £26,034 PER ANNUM

APPROX. FULLY LET GROSS RETURN OF APPROX 9.5%






## The City

Truro is Cornwall's only city and offers an excellent combination of historic charm, modern amenities and a vibrant community atmosphere. Renowned for its magnificent cathedral, attractive Georgian architecture and bustling city centre, Truro provides an extensive range of independent shops, national retailers, cafés, restaurants and leisure facilities. The city also benefits from highly regarded schools, excellent transport links, including a mainline railway station with direct services to London Paddington, and convenient access to Cornwall's beautiful countryside and coastline. With its blend of culture, convenience and character, Truro remains a highly desirable location for a wide range of buyers.

## The premises




Is that of a mixed use investment property with ground floor commercial unit let to an Indian takeaway with first floor residential flat included in the lease.

## Income




The ground floor unit and first floor flat are currently let at £26,304 per annum as a whole.

## Terms




There is a newly signed 12 year lease with 3 yearly rent reviews linked to RPI

## Agency




Sole Agents MAY WHETTER AND GROSE, Bay View House, St Austell Enterprise Park, Carclaze, St Austell. PL25 4EJ

Contact

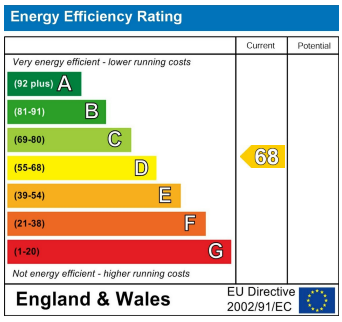
robin@maywhetter.co.uk
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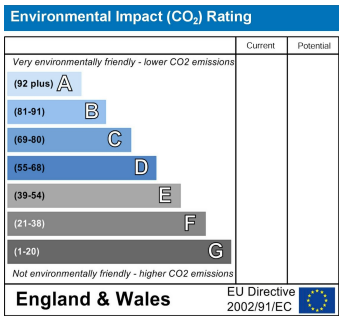
## Business Rates

Cornwall Council

https://www.tax.service.gov.uk/business-rates-find/valuations/start/13406306000

Cornwall Council Reference - 22032119012000






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