



10-11 Edward Street,
Truro

LODGE & THOMAS
ESTABLISHED 1892

10/11 Edward Street, Truro, Cornwall TR1 3AR

Guide Price - £240,000 Freehold

A rare chance to acquire a pair of city centre cottages, currently set up as two office suites with potential to reinstate as two separate residential homes, or perhaps one large and flexible family home.

The Property

Converted in the 1980's from adjacent cottages into two office suites. The two are interconnected and at ground floor provide a communal meeting room, three offices, a reception area, communal toilets and a store room.

Served by one staircase, at first floor there are four more offices, together with a kitchen area/staff room. The total internal floor area of the two, according to the EPCs extends to 243 sqm.

The properties front directly onto the pavement and No. 10 has the benefit of a small enclosed level garden.

The properties are being sold with vacant possession.



EPC's

10 - D90 & 11 - D94

Rateable Value

10 - £9,000 pa (at 1st April 2026)

Ground Floor Front 10 Edward Street £1,800 (at 1st April 2026)

Ground Floor Rear 10 Edward Street £840 (at 1st April 2026)

11 - £8,600 pa (at 1st April 2026)

Services

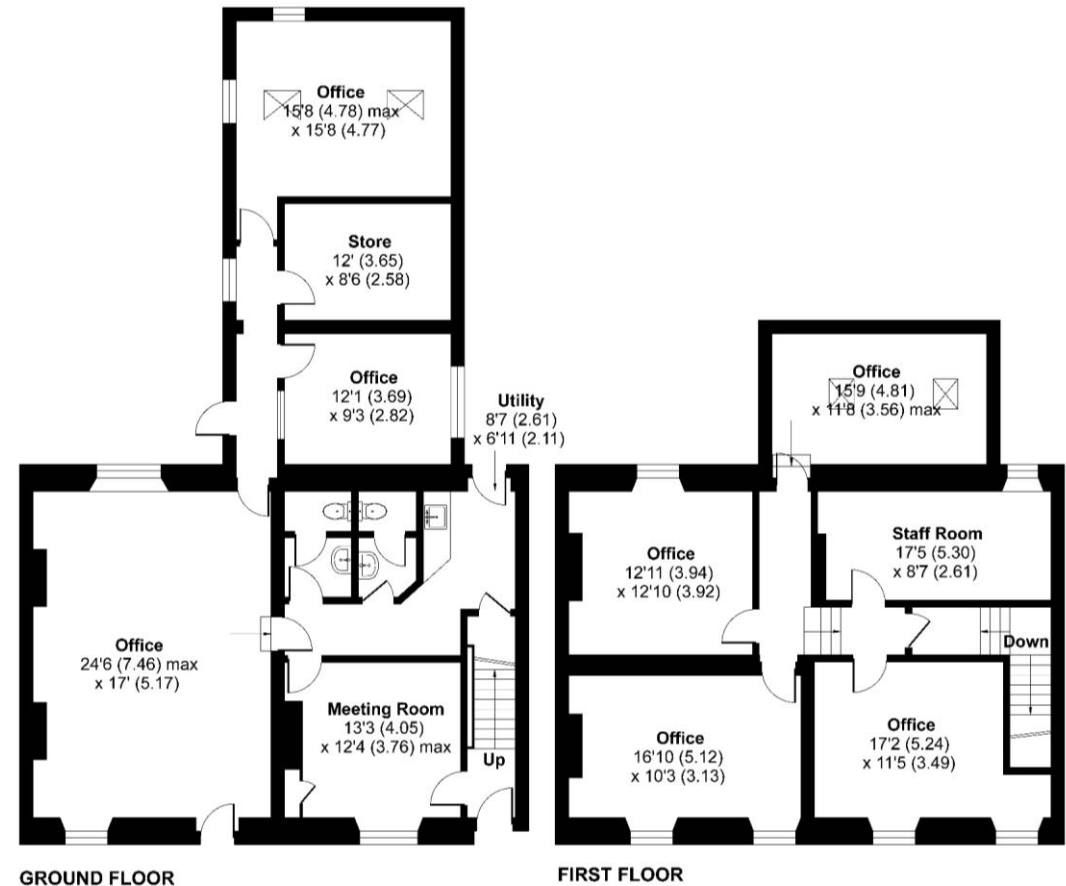
Mains electricity, water and drainage are connected to the properties. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Edward Street is a prime city centre location, and these two properties are but a few steps from Truro Crown Court, and prominently positioned directly opposite a public car park. At the top of the road is a pedestrian access into the beautiful Victoria Gardens. At the bottom of the road is River Street, leading directly into the cobbled centre of Truro City where the breathtaking Cathedral, taking centre place to a huge and varied range of shopping and commercial amenities. Across the road, against the dramatic backdrop of the magnificent viaduct, is the eagerly awaited Pydar redevelopment site that is planned to provide many new homes and businesses. This really is a central and convenient setting be it for business or residential use.

Viewing

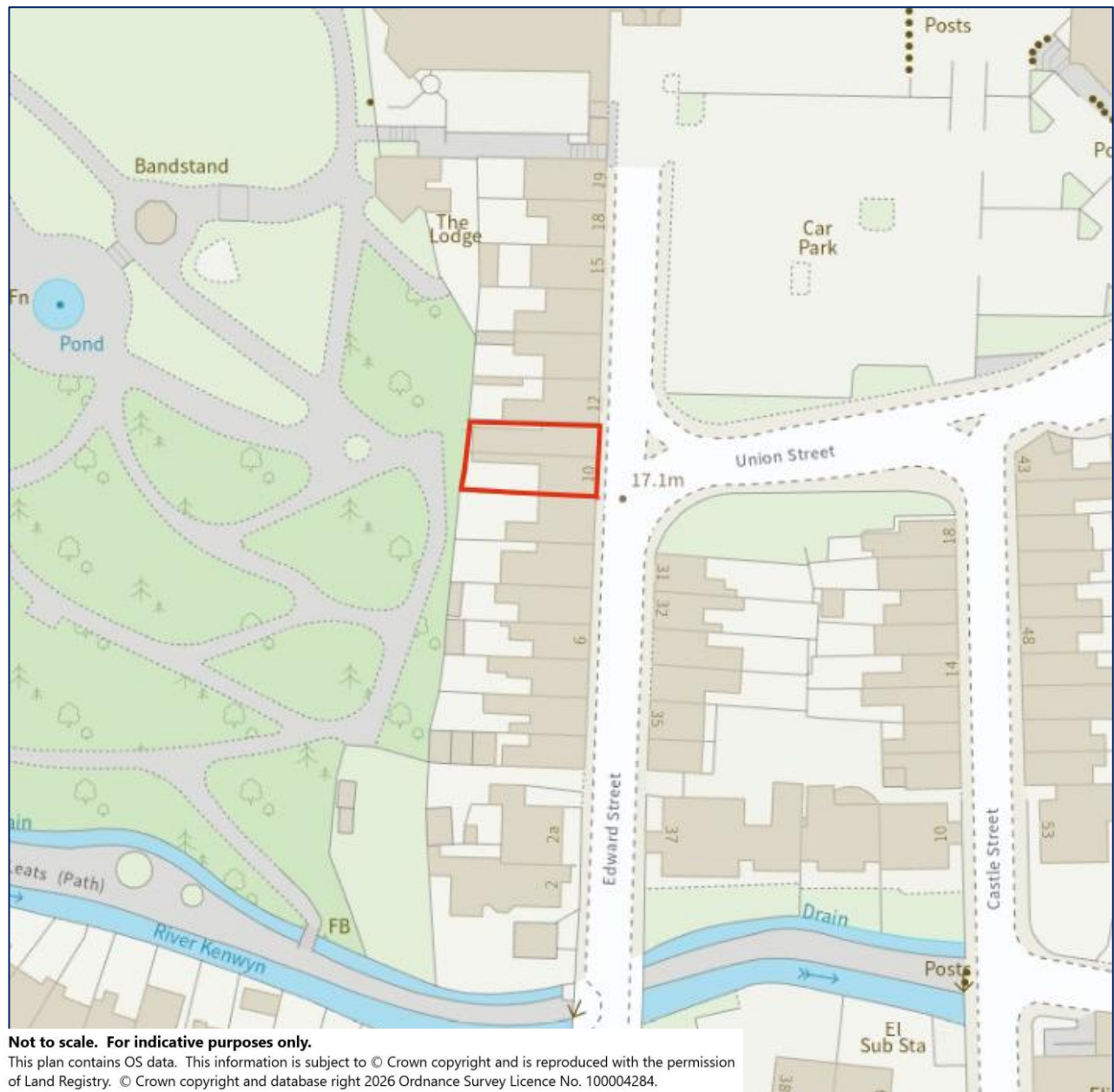
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Victoria Square in the centre of Truro, walk west along River Street and turn right shortly after passing the museum up Castle Street. At the top of the road turn left and the properties for sale will be directly ahead on the junction with Edward Street leading up to the Crown Court.

what3words///slides.sleep.escape



01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892