



UNIT 2, 6 QUAY STREET, TRURO, TR1 2HD

£275,000 Plus VAT

Miller Commercial 
Chartered Surveyors and Business Property Specialists

DESCRIPTION:

A spacious, bright and well located commercial premises suitable for a variety of uses in a central Truro location. Available immediately these premises, currently trading as a showroom, are rarely available in Truro. The premises comprise a main showroom area, rear WC, staff kitchenette and storerooms.

LOCATION:

Located on Quay St in Truro the property is close to Truro Bus Station, the main shopping streets of Pydar St, Lemon Quay, Boscawen St and King St. Local occupiers include the Old Ale House, Herd Burger, Warrens Bakery, Cornish Oven, Subway, Caffè Nero, Marks and Spencers, Primark and Cotswold Outdoors, Truro Park and Ride bus stop is mere moments away, and the train station is less than 1 mile away.

SCHEDULE OF ACCOMMODATION:

The total area has been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition and approximately 1,111 Sq Ft / 103 Sq M.

SERVICE CHARGE:

There is a service charge levied by the freeholder. We are advised that the current rate is £650 per annum.

TENURE / LEASE TERMS:

The premises are available by way of a long leasehold interest which commenced in 2002 for a 125 year term.

VAT:

The property is elected for VAT therefore VAT is payable on the purchase price.

LEGAL COSTS:

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

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £32,250 from 1 April 2026. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (101).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

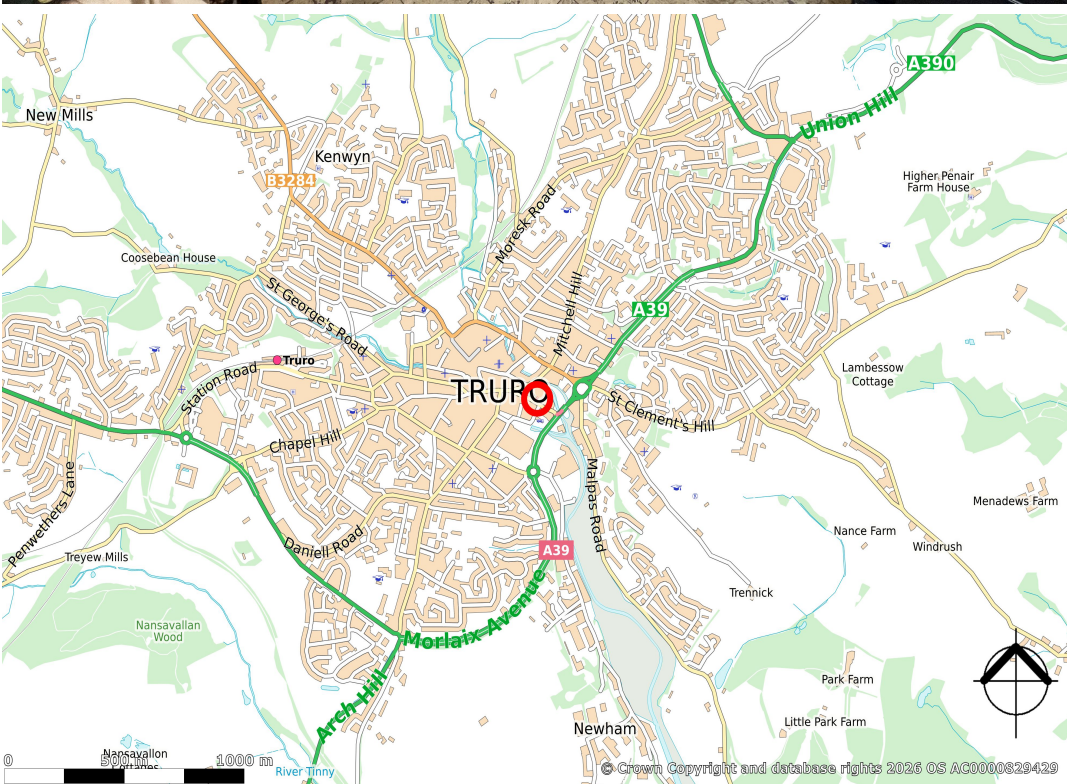
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013

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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.

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