



6 CALENICK STREET, TRURO, CORNWALL TR1 2SF

Guide Price £295,000

FREEHOLD

Miller Commercial
Chartered Surveyors and Business Property Specialists



DESCRIPTION:

A well presented three-storey retail property currently operating as a cycle shop, offering versatile accommodation arranged over ground, first and second floors.

The ground floor provides an open-plan retail area with good natural light, offering an attractive sales space. To the rear is ancillary accommodation including storage, workshop and staff facilities, suitable for servicing, repairs or general back-of-house use, with access to a rear yard and pedestrian access to Moorfield.

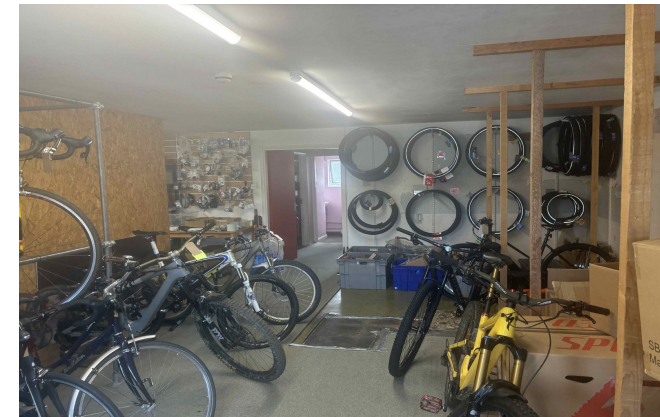
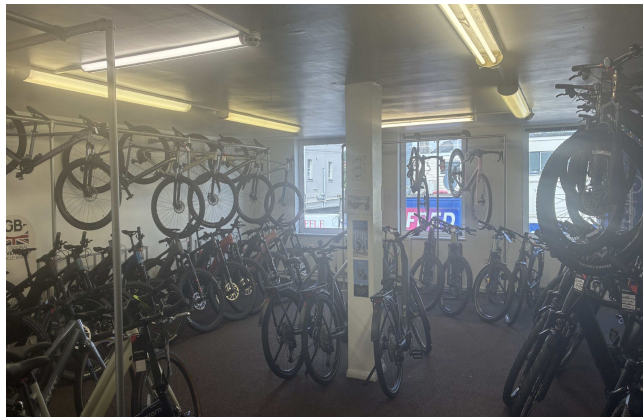
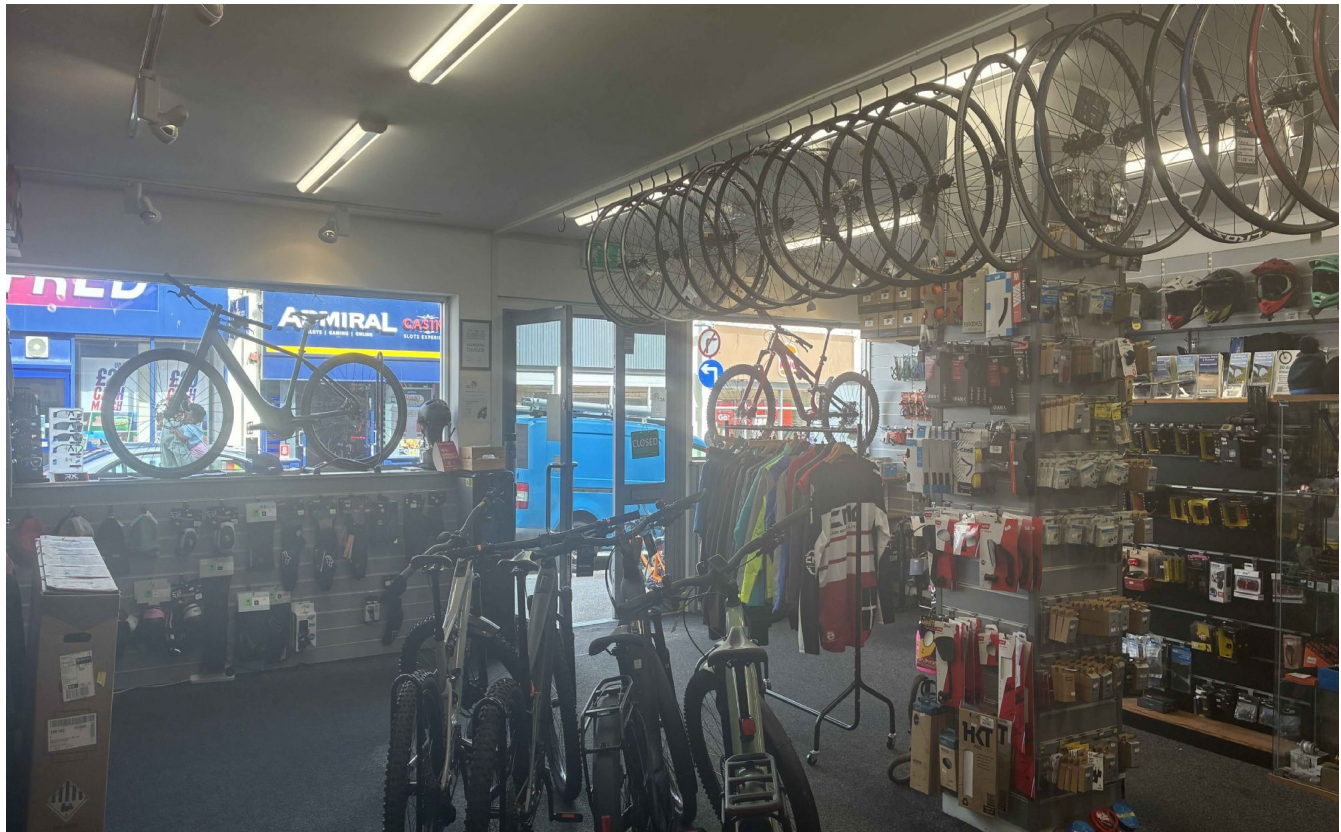
The upper floors provides additional space usefil used for storage, office space or further retail use, subject to occupier requirements.

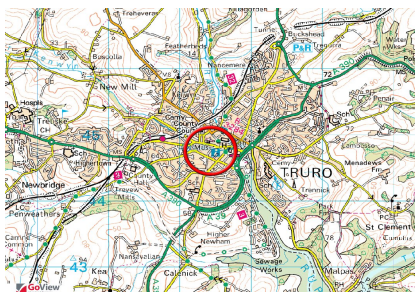
There is lapsed planning permission for the creation of two residential flats above (PA22/02801), which is considered capable of renewal, subject to the necessary consents.

The property occupies a central position within Truro city centre, in an established retail pitch with a mix of national and independent occupiers nearby. The location benefits from steady daytime footfall and good levels of passing trade. The surrounding area also includes a range of restaurants and bars, supporting activity into the evening.

SCHEDULE OF ACCOMMODATION:

3,302 SQ FT (307 SQ M) IN TOTAL





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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LOCATION:

Number 6 Calenick Street is located in Truro city centre, between City Road and Kenwyn Street, within a mixed commercial area close to Moorfield Car Park. The property benefits from strong connectivity, being within walking distance of the bus and railway stations.

Nearby occupiers include Burger King, Hub Box and Truro Fabrics, alongside a range of established city centre businesses and amenities including the Hall for Cornwall and Truro Cathedral.

TENURE:

Freehold

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:

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 £18,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

This has been applied for and will be available shortly.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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