



MIXED INVESTMENT, 22 RIVER STREET AND 55A CASTLE STREET, TRURO,
TR1 2SJ

£275,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

River St and Castle St lies on the edge of the retail centre of Truro and is in a popular trading position, set amongst niche retailers, restaurants, jewellers and a short walk from the museum and City centre. The properties are close to the bus stop for the park and ride and within a short walk of the main line railway station.

DESCRIPTION:

Two small lock up retail premises occupied by Endurance Flooring and No. 22 Ladies Clothing Boutique with brand new leases being concluded shortly. There is also a vacant 2-bed flat to the first floor.

The premises, attached but with separate addresses, are available on the open market by way of the freehold interest and we are instructed to seek offers at £295,000 for this mixed investment with a strong reversionary value.

TENURE / LEASE TERMS:

The premises are available by way of the long leasehold interest with new full repairing and insuring leases being concluded shortly. Full details are available upon request.

SCHEDULE OF ACCOMMODATION:

22 River St is set over two floors:

Retail area - 264 Sq Ft / 24.49 Sq M
FF store - 109 Sq Ft / 10.4 Sq M
FF office/hall - 81 Sq Ft / 7.51 Sq M
FF WC - 23 Sq Ft / 2.13 Sq M

55a Castle St comprises purely ground floor:

334 Sq Ft / 31.03 Sq M

All measurements are approximate and have been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

The flat has not been measured but includes a lounge, kitchen, bathroom and 2 bedrooms.

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 for 22 River St is £7,200 as per 1 April 2023 rating. 55a Castle St is at £4,400 as per the 1 April 2023 rating. This means no rates are payable on either unit for qualifying businesses

VAT:

We are advised that the properties are not elected for VAT therefore no VAT is payable on the purchase price.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for 55a Castle St is E (112). The EPC for 22 River St has been commissioned and will be available shortly. The EPC for the flat at 22 River St is E (40).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

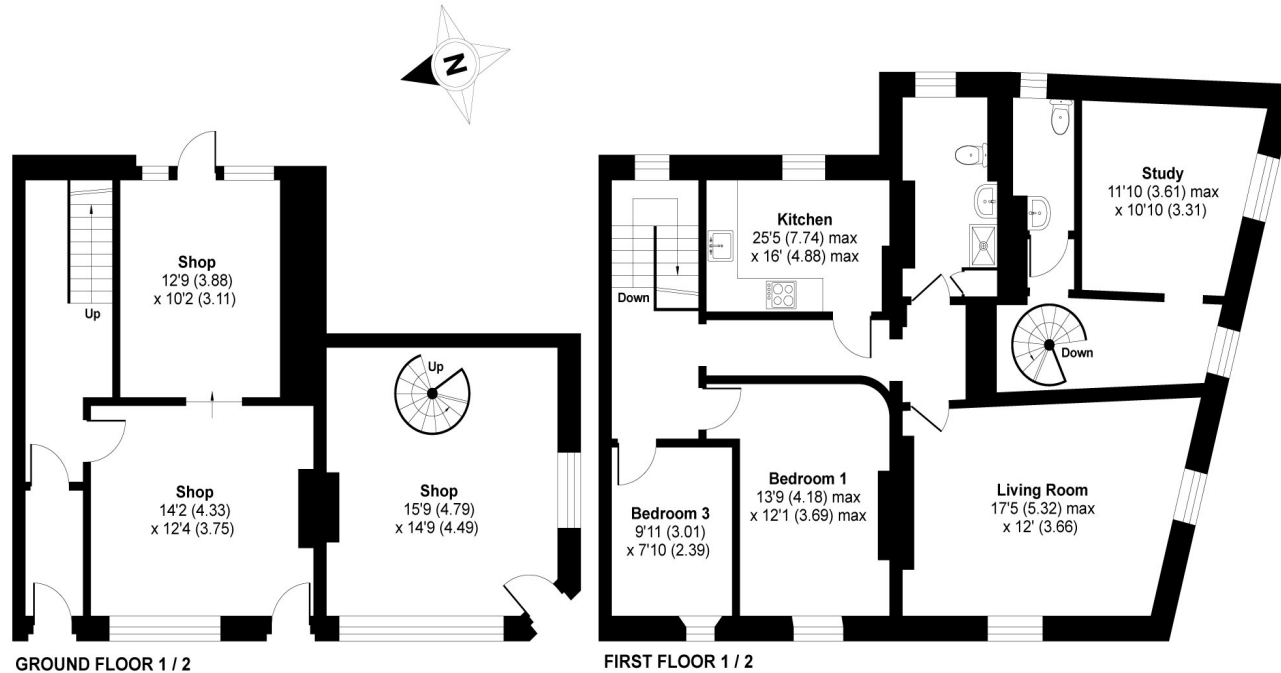




55 Castle Street, Truro, TR1 3AF

Approximate Area = 1690 sq ft / 157 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1312234

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



EG Radius Leaderboards