

TO LET / FOR SALE

32 Boscawen Street

Truro, Cornwall, TR1 2QH

Retail – 4,732 sq ft net approx

alder king

PROPERTY CONSULTANTS



Location

The Property is situated at the eastern end of Boscawen Street, in a prominent trading position benefitting from strong year round footfall, just off Pydar Street / King Street.

Truro is the retail and administrative centre for the county of Cornwall. It has a wide catchment area and benefits from even greater pedestrian flow during the summer tourist season. Nearby occupiers on Boscawen Street include; Santander, Sea Salt, Phase Eight, The Entertainer, Café Nero, Ernst Jones, Santander and HSBC.

A390



0.33 km east

A30



10 km north

St Austell



20 km

Plymouth
(A38)



86 km



Accommodation

Description

The building comprises a period, mid-terrace, High Street retail premises. The building is of traditional rendered masonry construction and extends over three storeys. The ground and first floor provide predominantly open retail accommodation. The first and second floors are accessed via a centrally positioned staircase, leading to further retail accommodation at first floor, with staff ancillary accommodation including WCs at second floor.

The property benefits from an 8m glazed retail frontage to Boscawen Street and a second to the rear, on to St Mary's Street.

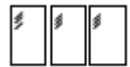
The Property provides a unique opportunity to purchase a prime retail premises in a prominent position. The building would suit retaining a commercial use at ground floor whilst providing the potential for change of use to residential to the upper parts, subject to obtaining the necessary consents.

Services

We understand that all main services are either connected to or in the immediate vicinity of the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the location, state and condition of such items.

Area	Sq ft	Sq m
Ground Floor	2,326	216.1
GF ITZA	1,382	128.4
First Floor	2,104	195.5
Second Floor	301	28
TOTAL	4,732	439.6

Glazed shopfront



Suspended ceilings



Cassette A/C



Recessed lighting



Kitchenette



WC facilities



Residential Development



Planning | Rates | EPC | Terms

Planning

We are verbally advised the accommodation has planning consent for retail use within Class E of the Town & Country Planning (Use Classes) Order, as amended 2020, but any occupier should make their own enquiries to the Planning Department of Truro City Council.
Tel: 01872 274766 or [Planning - Truro City Council](#)

Business Rates

Rateable Value: £99,000

Current UBR multiplier: £0.512

Interested parties should make their own enquiries of Truro City Council to ascertain the exact rates payable, as this differs to the Rateable Value and a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B47 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available to purchase on a freehold basis or let on a on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £55,000 per annum (plus VAT).

Purchase Price

The property is for sale at an asking price of £550,000 (plus VAT).

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion. Proof of funds may be requested from prospective purchasers.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Pynes Hill
Exeter
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www.alderking.com

AK Ref: WA/JS/
Date: February 2023
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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