



19 VICTORIA SQUARE, TRURO

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- FREEHOLD OPPORTUNITY
- AVAILABLE WITH VACANT POSSESSION
- STRONG TRADING LOCATION
- TRURO CITY CENTRE RETAIL UNIT
- NET INTERNAL AREA 67.35 SQ M (725 SQ FT)
- RECENTLY REFURBISHED
- NEARBY OCCUPIERS INCLUDE WC ROWE AND COSTA COFFEE
- 100% COMMERCIAL

FREEHOLD £165,000



LOCATION

The premises are situated within Truro's city centre, occupying a central position within Cornwall's principal commercial and retail location. The city has a population in region of 20,000 persons with a catchment of nearly 400,000 attracting visitors from across the county.

Situated in the popular Victoria Square area of the city, the property occupies a bustling position with nearby occupiers including W C Rowe, a home improvement DIY centre and Costa Coffee.

DESCRIPTION

The property is a mid-terrace, three-storey building comprising ground floor retail sales/office with first and second floor office accommodation, kitchen and toilets.

The ground floor is arranged in an open-plan configuration with an attractive frontage and stairs at the rear lead to the first floor, comprising two office rooms and a landing with stairs rising to the second floor, providing toilet, refurbished kitchen and two further office rooms.

On the ground floor is an internal fire exit with rights of way reserved for adjacent occupiers from River Street.

The property has recently undergone refurbishment, including a newly replaced and re-tiled kitchenette, a refitted and re-tiled cloakroom WC, remedial rendering repairs and redecoration of the facade, newly installed sections of flat roofing, and a new ground floor installation.

ACCOMMODATION (Areas are approximate)

Ground Floor

Retail Sales : Maximum Width 4.78m
Under-stair Store : Maximum Depth 4.24m (inc fire exit)

First Floor

Front office : 2.32m x 4.15m
Office 2 : 4.08m x 2.32m 9.63 sq m (104 sq ft)
Landing/Fire Store : 4.53m x 2.07m 9.47 sq m (102 sq ft)
9.38 sq m (101 sq ft)

Second Floor

Kitchen : 2.22m x 1.04m 2.30 sq m (25 sq ft)
Offices : 3.95m x 4.65m 18.37 sq m (198 sq ft)
WC

Net Internal Area : 67.35 sq m (725 sq ft)

BUSINESS RATES

The property has a current rateable value £6,700 (2026 List)

Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

SERVICES

We are advised that mains water, drainage and electricity are connected to the premises. We would recommend interested parties to make their own enquirers with the Statutory Authorities.

EPC

EPC Rating : **E**

Certificate number : **5845-4495-5062-6858-4397**

Valid until : **26 July 2031**

LEGAL COSTS

Each to bear their own legal costs.

VAT

We are advised the property is not currently elected for VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

SBC Property

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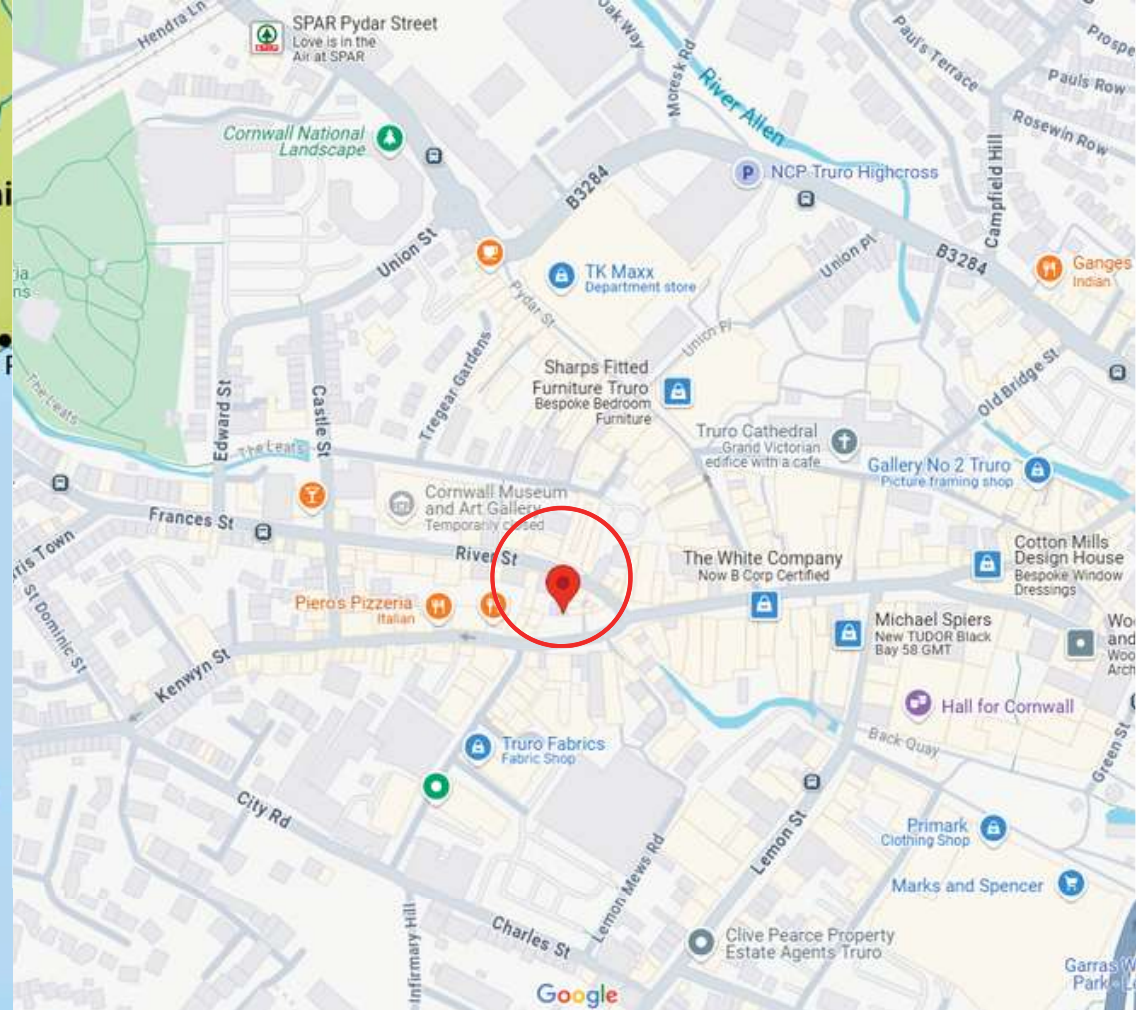
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