# 3 Highshore House, New Bridge Street TRURO, Cornwall TR1 2AA

## HUDSON & Co.



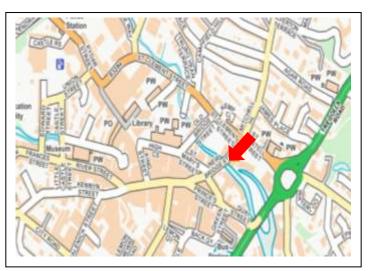
# 3 Highshore House, New Bridge Street TRURO, Cornwall TR1 2AA

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**LOCATION:** The property is situated on New Bridge Street, a popular and attractive retail location in the heart of Truro, close to the main retailing area. Adjoining occupiers include an optician, florist and several restaurants and bars, benefitting from the convenience of a large public car park that lies to the rear of New Bridge Street. Truro is the principal administrative and retail centre for the County of Cornwall and provides a comprehensive range of shops attracting shoppers from a wide geographical area. The city has a growing resident population of approx. 20,000 and a catchment population in the region of 265,000.

**DESCRIPTION:** A mid terraced ground floor retail premises forming part of Highshore House, a 1970's building that was substantially refurbished about 10 years ago.





#### **ACCOMMODATION:**

Ground Floor70.90 sq.m763 sq.ftTotal Retail Area70.90 sq.m539 sq.ftRetail ITZA50.09 sq.m539 sq.ftStorage6.10 sq.m66 sq ftToilets /Staff50.09 sq.m50.00 sq.m

Areas sourced from the valuation entry on the VOA website

#### **RATES:**

Rateable Value: £7,600

EPC: Rating C.

**PLANNING:** A3 / A5 Retail. Interested parties should address their planning enquiries to Cornwall County Council

Hudson & Co. and their clients advise that whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract. Any areas, measurements or distances are approximate, and purchasers must satisfy themselves by enquiry, inspection or otherwise.

### **TENANCY:**

The unit is let on a contributory FR& I lease to Xueying Zhao, trading as Shanhai Lounge, a popular Chinese restaurant, for a term of 25 years at a passing rent of £13,000 pax subject to 5 yearly rent reviews (next review 25/09/2021) and expiring 24/12/2032. 2019 Service Charge: £250.00 2019 Insurance: £266.94

**TENURE:** A new 999 year long leasehold interest at peppercorn. Two adjoining retail investments are also available, together with the freehold interest of Highshore House.

### **PROPOSAL:**

We are instructed by our clients to seek offers for the long leasehold interest with the benefit of the lease and income.

Guide price: £175,000 plus Vat subject to contract.

VIEWING & FURTHER INFORMATION: Contact: DAVID EDWARDS / SUE PENROSE Tel: 01392 477497 / info@hudsoncom.co.uk