



**FOR SALE**

## Mistral Investment, 6 River Street, Truro, Cornwall, TR1 2SQ

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Retail for sale, 928 sq ft gia, £450,000

Rob Redgrave  
rob@redgrave.co

To request a viewing call us on 01872 277 314

For more information visit <https://realla.co/m/2775-mistral-investment-6-river-street-truro-cornwall-tr1-2sq-6-river-street>

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## Retail Investment Opportunity

- Truro
- £450,000
- 928 Sq Ft

Retail investment opportunity in good location. Currently generating £37,500pa and let to Walton Design Ltd (T/as Mistral) on a 10-year lease with expiry 2020. The freehold of the building is available, there are residential units above which are to be retained by the seller on a long-lease basis.

The property is opted to tax, so VAT is payable on the purchase price.

The shop is trading, so open to the public, for a more formal inspection contact Redgrave Commercial.

### Highlights

- RETAIL INVESTMENT OPPORTUNITY
- GOOD SECONDARY TRADING PITCH
- PRODUCING £37,500PA - 10-YEAR LEASE
- GROUND FLOOR ONLY
- ENERGY PERFORMANCE RATING (F)

### Property details

Price	£450,000
Building type	Retail
VAT	The VAT can be recovered and we recommend you seek independent financial advice from an accountant in this regard.
Tenure	Freehold
Deal type	Investment
Size (GIA)	928 sq ft

### More information

[Visit microsite](#)

<https://realla.co/m/27775-mistral-investment-6-river-street-truro-cornwall-tr1-2sq-6-river-street>

### Contact us

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