



The Office Nightclub
River Walk, Truro

LODGE & THOMAS

ESTABLISHED 1892

The Office Nightclub,
River Walk, Truro TR1 2AF

Guide Price - £350,000 Freehold

- Attractive character building
- Planning for four residential dwellings
- Potential for other uses
- Prime city centre location

A most attractive building in the heart of Truro City. A former commercial premises now offered for sale with planning permission granted for its conversion into four dwellings.

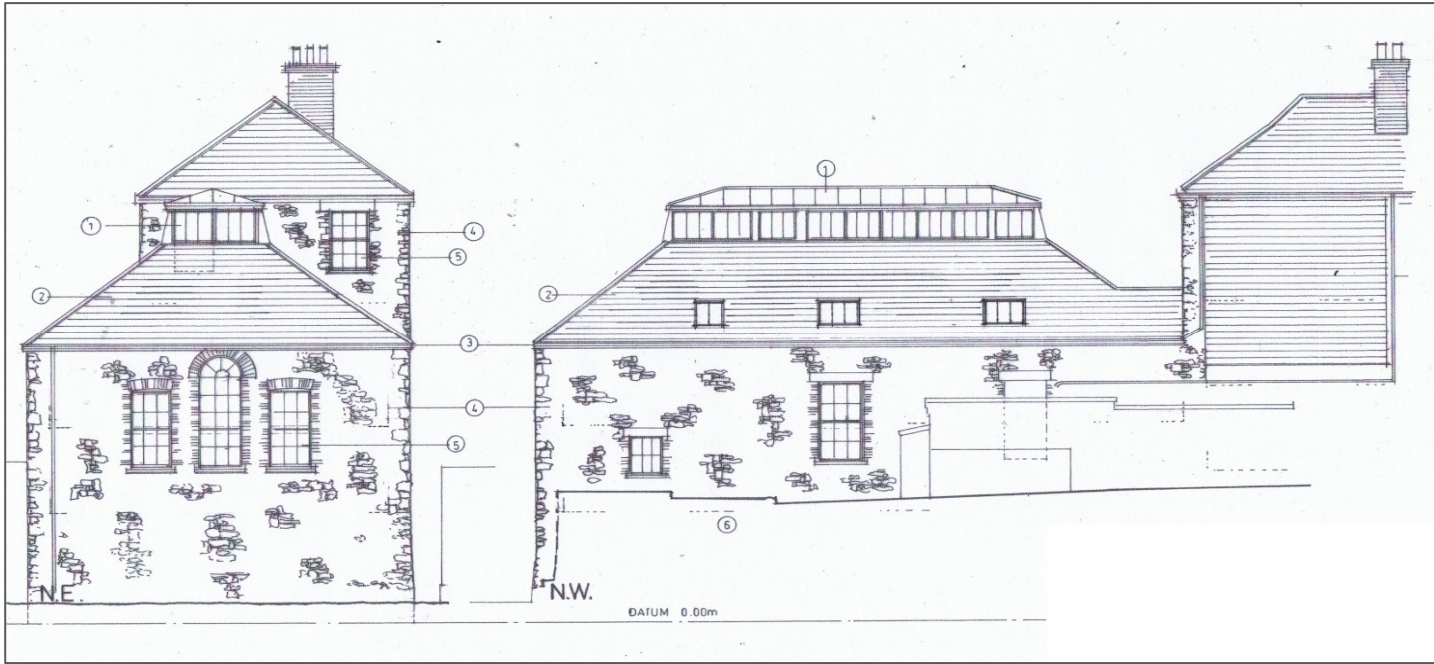
PROPERTY DESCRIPTION

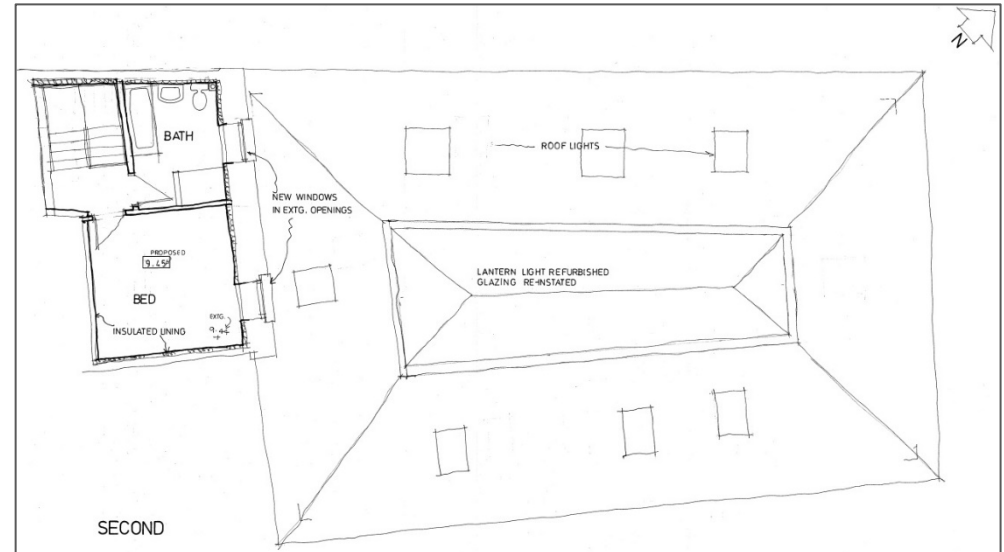
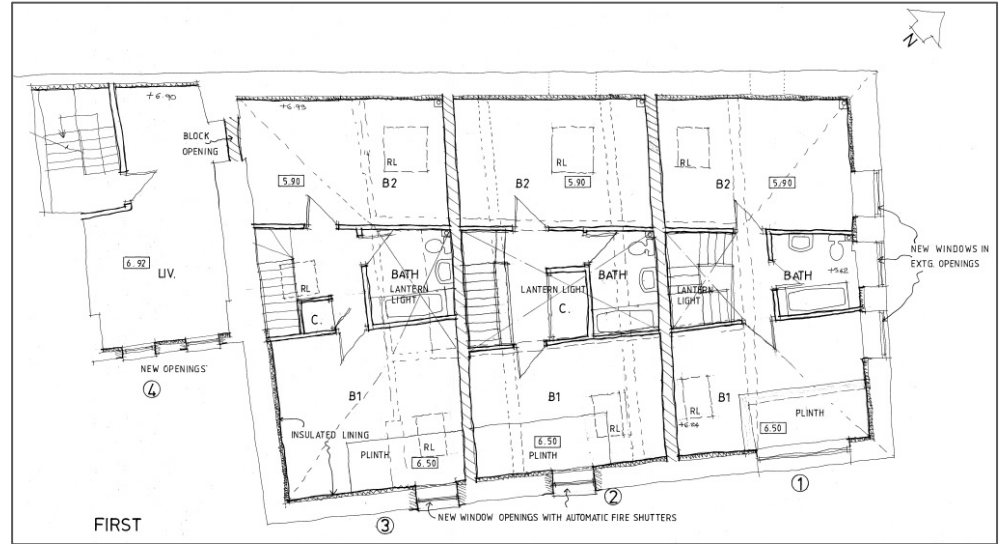
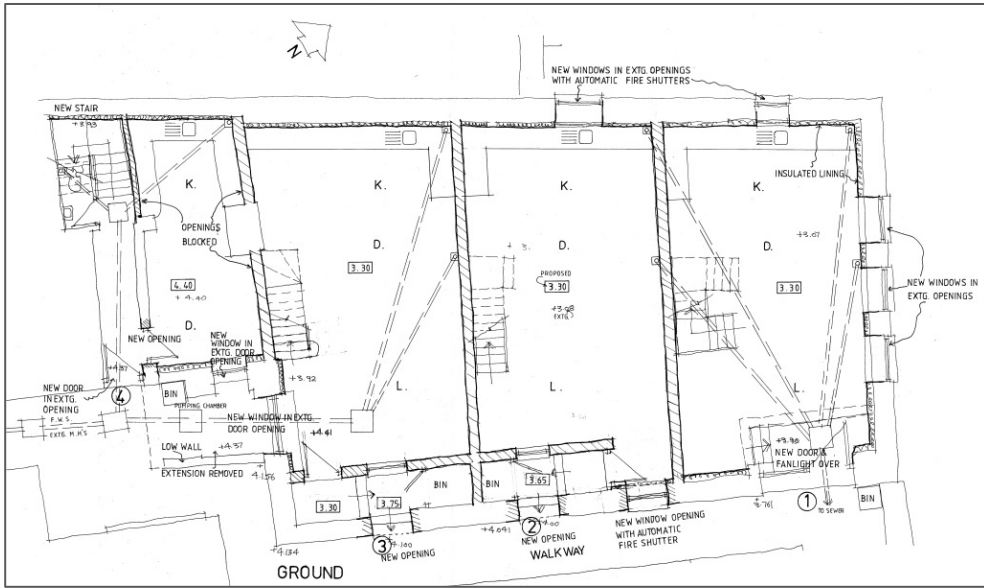
The building is of stone construction with a tiled roof incorporating a wonderful lantern light section, with a gross internal area of approximately 4,822 sqft or 448 sqm set over three stories.

It has previously been used as a commercial premises (The Office Nightclub) and fixtures are still in place, so whilst one could reinstate its former use, the building is offered for sale with the benefit of planning permission (PA23/00550 – granted 04/08/2023) to convert the existing premises into four residential dwellings, offering a substantial development opportunity.

The proposed conversion would provide 3 two bedroom properties set over two stories with a one bedroom property set over three storeys.







LOCATION

The property is located in the centre of Truro City, just a stone's throw from the historical Cathedral, and is conveniently positioned for access to car parking and within a mile of the train station, which boasts a regular railway link to London (Paddington). The Truro River flows directly alongside the building.

EPC

D95 (Commercial)

SERVICES

Mains electricity, gas and water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

CIL

The proposed conversion into four residential dwellings will be liable for a CIL charge of £1,674.53.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

PARTICULARS & PLAN

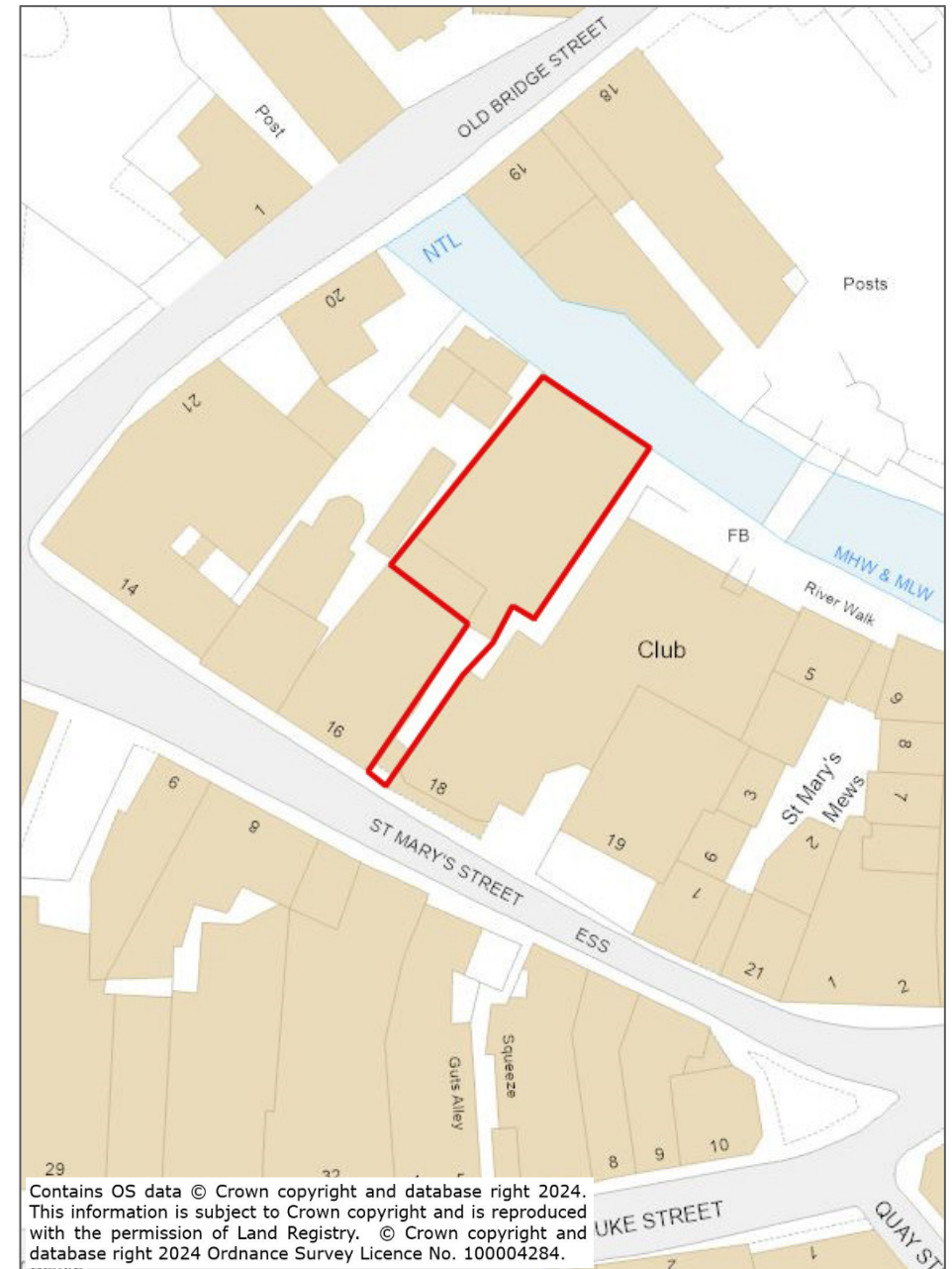
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWING

Strictly by appointment with the sole selling agent Lodge & Thomas
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

DIRECTIONS

From the Shopper's car park, situated along St Austell Street, proceed over the foot bridge passing over the Truro River and The Office will be located on the right hand side. [what3words///lush.games.cups](https://www.what3words.com/#!/lush.games.cups)





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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