



**BOHO 18, THE OLD GRAMMAR SCHOOL, 19 ST. MARYS STREET, TRURO,
TR1 2AF**

GUIDE PRICE OF £50,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

19 St Mary's St lies in the heart of Truro close to the Cathedral, numerous local car parks and in a setback position due to its front courtyard/seating area which is unusual for Truro and is a real bonus.

DESCRIPTION:

Stunningly appointed central Truro cocktail bar and restaurant rarely available on the open market. Boho 18 has been trading since 2024 and is available due to our clients pursuing other business interests. All fixtures and fittings are included and we are instructed to seek offers in excess of £60,000 for this iconic leasehold business.

SCHEDULE OF ACCOMMODATION:

The Old Grammar School is close to 500 years old and is Grade II listed. It was historically, of course, the grammar school prior to Truro Grammar School relocating in 1877. In recent times it has been a cocktail bar and restaurant. It comprises an attractive courtyard seating area with two large parasols with built in heaters, inside is an open plan serving area with bar, commercial kitchen, W/Cs and storage.

TENURE / LEASE TERMS:

The business is available by way of a lease assignment. The lease commenced in December 2023 for a 7 year term at an annual rent of £25,000. There is a rent review due in December 2026.

Please note that a tapas bar is not permitted to trade from the premises.

BUSINESS:

Boho 18 has been trading since 2024 and provides a blend of cocktail bar, restaurant with a Mediterranean and Cornish take on the best local produce. The business currently trades Monday - Saturdays.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £21,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (118).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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