

## 4 LEMON STREET, TRURO, TR1 2LQ



- TO LET
- RETAIL UNIT IN A PROMINENT TRADING LOCATION IN THE HEART OF TRURO
- GROUND FLOOR -231 SQ FT (21.5 SQ M) WITH ADDITIONAL 401 (37.3 SQ M) ON TWO UPPER FLOORS
- LEASE ASSIGNMENT THROUGH TO APRIL 2027
- EPC - E (101)

**£21,500 LEASEHOLD**

# Miller Commercial

The business property specialists



## LOCATION

The retail unit occupies a prime position within close proximity to Lemon Quay and just moments from the main shopping thoroughfare of Pydar Street and Boscawen Street. The property benefits from high levels of footfall due to its position between Lemon Quay and Boscawen Street. Nearby retailers include Henri Lloyd, Michael Spiers Jewellers, Roly's Fudge as well as Waterstone's, The Entertainer and the White Company. Nearby restaurants include Mannings Hotel, ASK and Loungers.

Truro is well established a retail centre in the South West and as a city has a population of approximately 20,000, with a retail catchment population of approximately 260,000.

## DESCRIPTION

The property is grade II listed, comprising a ground floor retail unit, with glazed shop frontage. The ground floor has a staircase which leads to two upper floors, with the first floor having a WC and an area that could be used for either office or storage space. The second floor has storage space as well as a kitchenette and WC.

## SCHEDULE OF ACCOMMODATION

Ground floor

Retail accommodation: 231 sq ft (21.5 Sq m)

First Floor

Office, WC and Store: 195 sq ft (18.07 sq m)

Second floor

Storage space: 206 sq ft (19.2 sq m)

Total NIA: 632 sq ft (58.7 sq m)

## TENURE

The retail unit is being offered by way of an assignment of an existing lease at a passing rent of £21,500 per annum exclusive. The term of the lease is to expire on 12th April 2027, with a tenant only break option on 12th April 2022. The lease is fully repairing and insuring.

## LEGAL COSTS

The Assignee to cover the superior landlord's costs in relation to the assignment.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## BUSINESS RATES

The rateable value for this property is listed as £16,500, however do not rely on this information. We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (101).

## VALUE ADDED TAX

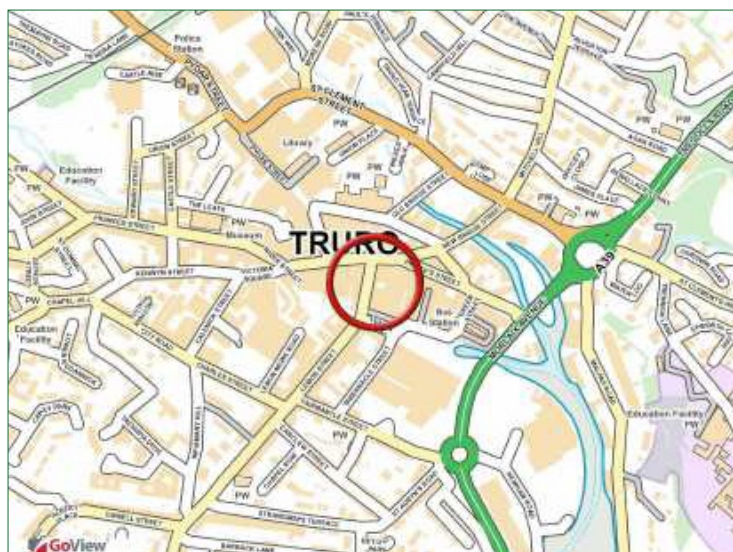
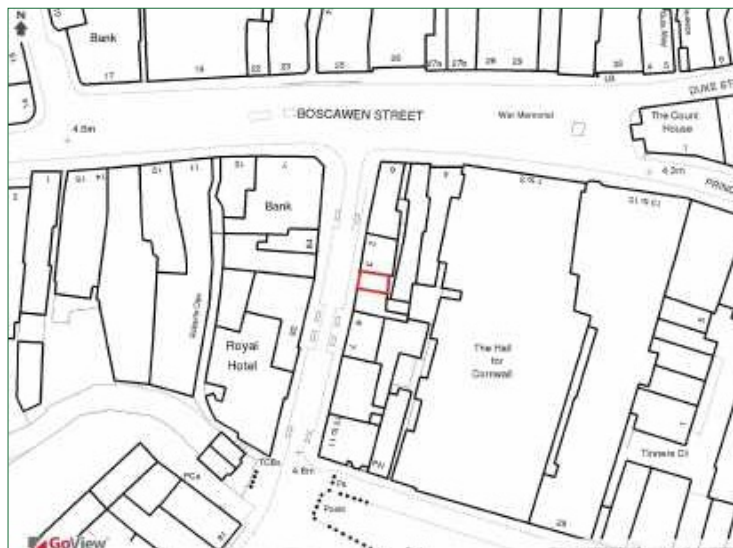
All the above prices/rentals are quoted exclusive of VAT, where applicable.

## CONTACT INFORMATION

For further information or an appointment to view please contact either:

Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

Robert Sloman on 01872 247004 or via email [rs@miller-commercial.co.uk](mailto:rs@miller-commercial.co.uk)



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

**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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

**VIEWING:** Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE Awarded  
**MILLER COMMERCIAL**  
Cornwall's Most Active Agent  
2011 - 2012 - 2013 - 2014 - 2015 - 2016



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management  
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer  
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

# Miller Commercial

