

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 SQ FT (37.3 SQ M) ON TWO UPPER FLOORS
- LEASE ASSIGNMENT THROUGH TO APRIL 2027
- EPC - E (101)

**£21,500 PER ANNUM EXCL
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

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 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

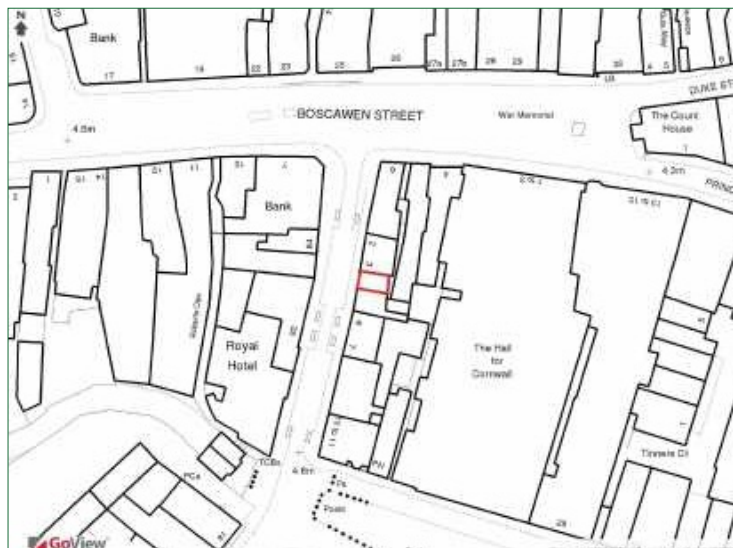
All the above prices/rentals are quoted exclusive of VAT, where applicable.

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

Robert Sloman on 01872 247004 or via email rs@miller-commercial.co.uk



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