

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## First Floor Rear Office, 22 Lemon Street, Truro, TR1 2LS

- OFFICE SUITE WITHIN CHARACTER BUILDING
- 680 SQFT (63.2 SQ M) WITH PARKING
- AVAILABLE NOW
- NEW LEASE OFFERED
- NEWLY REFURBISHED

**£8,000 Per Annum Excl Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

Truro is Cornwall's principal shopping and administrative centre. The premises are located in the prestigious Lemon Street area which has traditionally been viewed as the central business district of the city. The premises are also a short walk to the city centre which provides a full range of amenities.

## PROPERTY

A Grade II Listed Georgian building. The available accommodation comprises self-contained office suites situated at first floor level to the rear of the building. There are communal WC facilities within the building and the rent includes a single car parking space. The office has new LED lighting and energy efficient heating, plus totally redecorated and carpeted. Extra car parking spaces available at £1,000 per annum per space.

## ACCOMMODATION

Depth 11.95 M

Width 5.17 M

Recess: 0.49 M/2 (5 sq ft)

Kitchenette: 0.96 sq m (10 sq ft)

Net Internal Area - 63.2 sq m (680 sq ft)

Plus communal WC facilities

## TENURE

A new lease offered on flexible terms. The tenant will be responsible for internal repairing.

The tenant will be responsible for contributing a fair proportion towards communal and external repairs.

The tenant will be responsible for reimbursing a fair proportion of the buildings insurance.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> however the current rateable value is not displayed as the unit has previously been utilised residentially. Rates are excluding car parking spaces. To find out how much business rates will be payable there is a business rates estimator service via the website.

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with the transaction whether it completes or not.

## 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

## VAT

All the above figures are quoted exclusive of VAT, if applicable. Currently, the property is not elected for VAT.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

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



## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within band E (103).

## TO VIEW

For further information or an appointment to view please contact Peter Heather on (01872) 247007 or [pgh@miller-commercial.co.uk](mailto:pgh@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

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