

# LOWER GROUND FLOOR REAR, 22 LEMON STREET, TRURO, TR1 2LS



- TO LET
- REFURBISHED OFFICE SUITE WITHIN CHARACTER BUILDING
- 630 SQ FT (58.55 SQ M)
- CITY CENTRE LOCATION
- ONE CAR PARKING SPACE INCLUDED IN THE RENT
- NEW LEASE OFFERED
- EPC TBA

**£7,950 PER ANNUM EXCL  
LEASEHOLD**

## Miller Commercial

The business property specialists





## 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 which has been modernised recently. The available accommodation comprises a self-contained office suite with kitchenette located at ground floor level to the rear of the building. There are communal WC facilities within the building and car parking spaces available to the rear of the building. One car parking space is included within the rent. Extra car parking spaces are available at £1000 per annum per space

## SCHEDULE OF ACCOMMODATION:

The office has been completely modernised with LED lighting and energy efficient heating.

Net Internal Area - 54.2 Sqm (583 Sqft).

Including kitchenette

Communal WC facilities

## LEASE TERMS

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

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

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

## SERVICE CHARGE

Maintenance of the common areas and exterior of the building is administered by way of a service charge. The service charge for the year 2017/18 currently runs at 13.26% of the total - £810.52 per quarter.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171. Website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,100 (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 incoming 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

## 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

EPC: TBA

## TO VIEW

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

Peter Heather on 01872 247007 or via email [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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**VIEWING:** Strictly by prior appointment through Miller Commercial.



## ESTATES GAZETTE AWARDED

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