

GROUND FLOOR, 22 LEMON STREET, TRURO, TR1 2LS



- RETAIL UNIT*/OFFICE SUITE WITHIN CHARACTER BUILDING
- 1073SQFT (99.8 SQ M)
- 2 X CAR PARKING SPACES**
- CITY CENTRE LOCATION
- AVAILABLE OCTOBER 2020
- NEW LEASE OFFERED
- EPC D91

**£25,000 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. The available accommodation comprises a self-contained ground floor retail unit*/office suite situated at ground floor level to the front of the building. There are communal WC facilities within the building and the rent includes 2 x car parking spaces to the rear of the premises. Redecoration is scheduled prior to the commencement of a new Tenancy.

* A change of use may be required.

** Additional parking spaces available at £1,000 per annum per space subject to availability.

ACCOMMODATION

Front section 552 sq ft (51.4 sq m)

Rear section 335 sq ft (31.1 sq m)

Lower ground floor staff welfare area 186 sq ft (17.3 sq m)

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>. 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.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is within band D: 91

TO VIEW

For further information or an appointment to view please contact

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Peter Heather on (01872) 247007 or pgh@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.

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