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

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

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

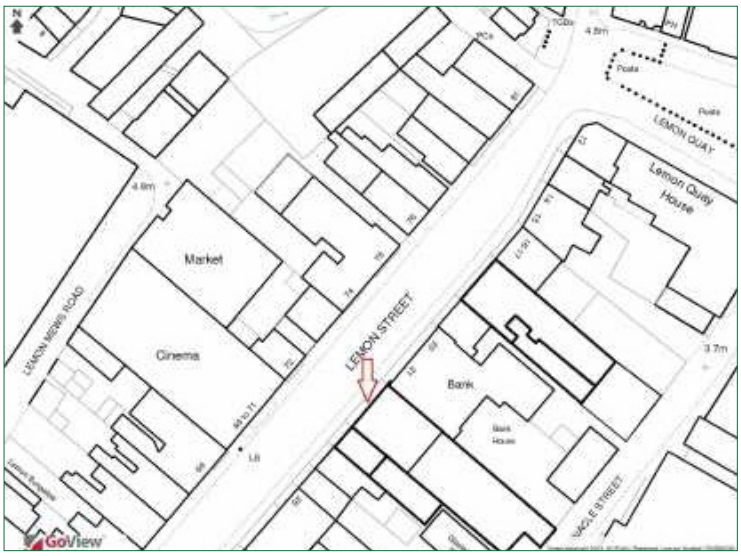
SERVICES
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

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

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.

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.

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