

23 LEMON STREET, TRURO, TR1 2LS



- TO LET
- FULLY REFURBISHED SERVICED OFFICES IN A PERIOD BUILDING
- PRIME CENTRAL TRURO ADDRESS
- VARIETY OF ROOM SIZES AVAILABLE
- OUTSIDE GARDEN AREA AND SHARED COMMUNAL FACILITIES
- EPC RATING - E (121)

**FROM £3,240 PER ANNUM
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The premises are located on prestigious Lemon Street within the central business district of the city. Known for the high number of professional firms, consultancies, architects and care agencies as well as estate agents and auctioneers, Lemon Street remains the most sought after location in Truro for office space. The premises are a short walk to the city centre which provides a full range of amenities including coffee shops, bars, restaurants and high street shopping.

PREMISES

The property is a 4-storey Grade II listed building that has been refurbished to a high standard to provide a number of independently occupiable offices ranging in size from a 1 person office to a 5 person office. There is a private outside garden for all occupiers to enjoy and the building offers communal kitchenette and WCs.

SCHEDULE OF ACCOMMODATION

ROOMS AVAILABLE:

Room 1: OCCUPIED

Room 2: OCCUPIED

Room 3: OCCUPIED

Room 4: 146 sq ft (13.6 sq m)

Room 5: 96 sq ft (8.9 sq m)

Room 6: 117 sq ft (10.9 sq m)

Room 7: OCCUPIED

Room 8: 278 sq ft (25.8 sq m)

LICENCE FEES

Superfast broadband, heating and power, shared kitchen and WC facilities, communal area cleaning, shared garden facility and a UPS (uninterrupted power supply) to maintain Internet services in case of a power failure.

Room 1: OCCUPIED

Room 2: OCCUPIED

Room 3: OCCUPIED

Room 4: £350 per month, £4,200 per annum

Room 5: £270 per month, £3,240 per annum

Room 6: £330 per month, £3,960 per annum

Room 7: OCCUPIED

Room 8: £410 per month, £4,920 per annum

LEGAL COSTS

The Licensee will be responsible for the reasonably incurred legal fees of the landlord.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171.

VAT

The building is not elected for VAT.

EPC

The EPC rating of the property is "E" (121)

SUPERFAST BROADBAND

Superfast broadband is supplied to the property - further details are available on request.

CONTACT INFORMATION

For further information or an appointment to view please contact sole agent, Miller Commercial:

Thomas Smith on 01872 247013 or via email ts@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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