

Miller Commercial

Chartered Surveyors and Business Property Specialists



23 Lemon Street, Truro, TR1 2LS

- FULLY REFURBISHED SERVICED OFFICES IN A PERIOD BUILDING
- PRIME CENTRAL TRURO ADDRESS
- OUTSIDE GARDEN AREA AND SHARED COMMUNAL FACILITIES
- EPC RATING - E (121)

From £3,600 per annum Leasehold

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: AVAILABLE - 262 SQ FT
- Room 4: OCCUPIED
- Room 5: AVAILABLE - 96 SQ FT
- Room 6: OCCUPIED
- Room 7: OCCUPIED

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: £8,880 PER ANNUM
- Room 4: OCCUPIED
- Room 5: £3,600 PER ANNUM
- Room 6: OCCUPIED
- Room 7: OCCUPIED

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

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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