

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## Second Floor, Rear Facing Suite, 22 Lemon Street, Truro, TR1 2LS

- OFFICE SUITE
- GRADE II LISTED CHARACTER BUILDING
- 738 SQ FT 68.6 SQ M
- CITY CENTRE LOCATION
- NEW LEASE OFFERED
- PARKING AVAILABLE\*

**£8,000 Per Annum Excl Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## 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 wide range of amenities.

## PROPERTY

A Grade II Listed Georgian building, the available accommodation comprises an office suite situated at second floor level to the rear of the building. There are communal WC facilities within the building.

## SCHEDULE OF ACCOMMODATION:

Net Internal Area - 68.6 Sqm (738 Sqft).

Including basic kitchen facilities

Plus communal WC facilities

## PARKING

\*3 parking spaces are available in the car park to the rear at a cost of £1,000 per annum each, although there may be the opportunity for an additional parking space by separate negotiation.

## LEASE TERMS

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.

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with the transaction.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

## ENERGY PERFORMANCE CERTIFICATE

The EPC is within band: TBC

## 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.

## 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.

## CONTACT INFORMATION

For further information or an appointment to view please contact

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

Peter Heather on (01872) 247007 or [pgh@miller-commercial.co.uk](mailto:pgh@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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