

Miller Commercial

Chartered Surveyors and Business Property Specialists



2nd Floor, 10/11 Lemon Street, Truro TR1 2LQ

- TO LET
- SECOND FLOOR OFFICE ACCOMMODATION
- PROMINENT POSITION IN CITY CENTRE LOCATION
- EPC RATING E102
- 905 SQ FT 84.09 SQ M
- VIEWS UP LEMON STREET

£6,000 Per Annum Excl Leasehold

DESCRIPTION

This Grade II listed property is situated on the corner of Lemon Street and Lemon Quay. 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.

SCHEDULE OF ACCOMMODATION

Providing 5 Independent office suites (1 has no external windows), store room, a kitchen and WC.
Net internal area 905 Sq ft 84.09 Sq m

LEASE

A new lease on proportional full repairing and insuring terms.

Year one: £6,000 per annum exclusive

Year two onwards: £6,500 per annum exclusive.

The remaining terms are subject to negotiation.

LEGAL COSTS

The incoming lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction

SERVICE CHARGE

The service charge for the year ending 24/03/2021 is £3,035.09

BUSINESS RATES

This property is currently let to the occupier of the adjacent building and recorded on a single entry, it will be necessary for this property to be re-assessed following the completion of the letting.

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

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

This property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate relating to this property is within band E 102.

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

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

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

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.

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.

