

Miller Commercial



Chartered Surveyors and Business Property Specialists



1ST FLOOR, 10/11 LEMON STREET, TRURO, TR1 2LQ

- TO LET
- 6 MONTHS RENT FREE*
- FIRST FLOOR OFFICE ACCOMMODATION IN GRADE II LISTED BUILDING
- NEW LEASE AVAILABLE
- PROMINENT POSITION IN CITY CENTRE LOCATION
- 71.7 SQ.M / 770 SQ FT
- EPC D81

£9,000 PER ANNUM EXCLUSIVE



01872 247000 | www.miller-commercial.co.uk



PROPERTY:

The property is situated on the corner of Lemon Street and Lemon Quay benefiting from independent access from Lemon Street to the first floor.

The First floor offers five independent office suites, a kitchen and WC.

Net Internal Area: 71.7 Sq M (770 Sq ft)

LEASE TERMS:

The premises are available with the benefit of a new proportional full repairing lease.

6 Months rent free is available on the basis of a 6 year lease being granted with a break option after year 3.

LEGAL COSTS:

The ingoing Lessee to be responsible for the Landlords reasonably incurred legal costs in connection with the transaction.

SERVICE CHARGE:

A service charge will be administered to cover the up keep of the common parts, heating etc. Payable quarterly in advance.

The service charge for the current service charge year is £3,443.03.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,400 as per the April 2023 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:

We have been advised the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (81).

VIEWING AND CONTACT INFORMATION:

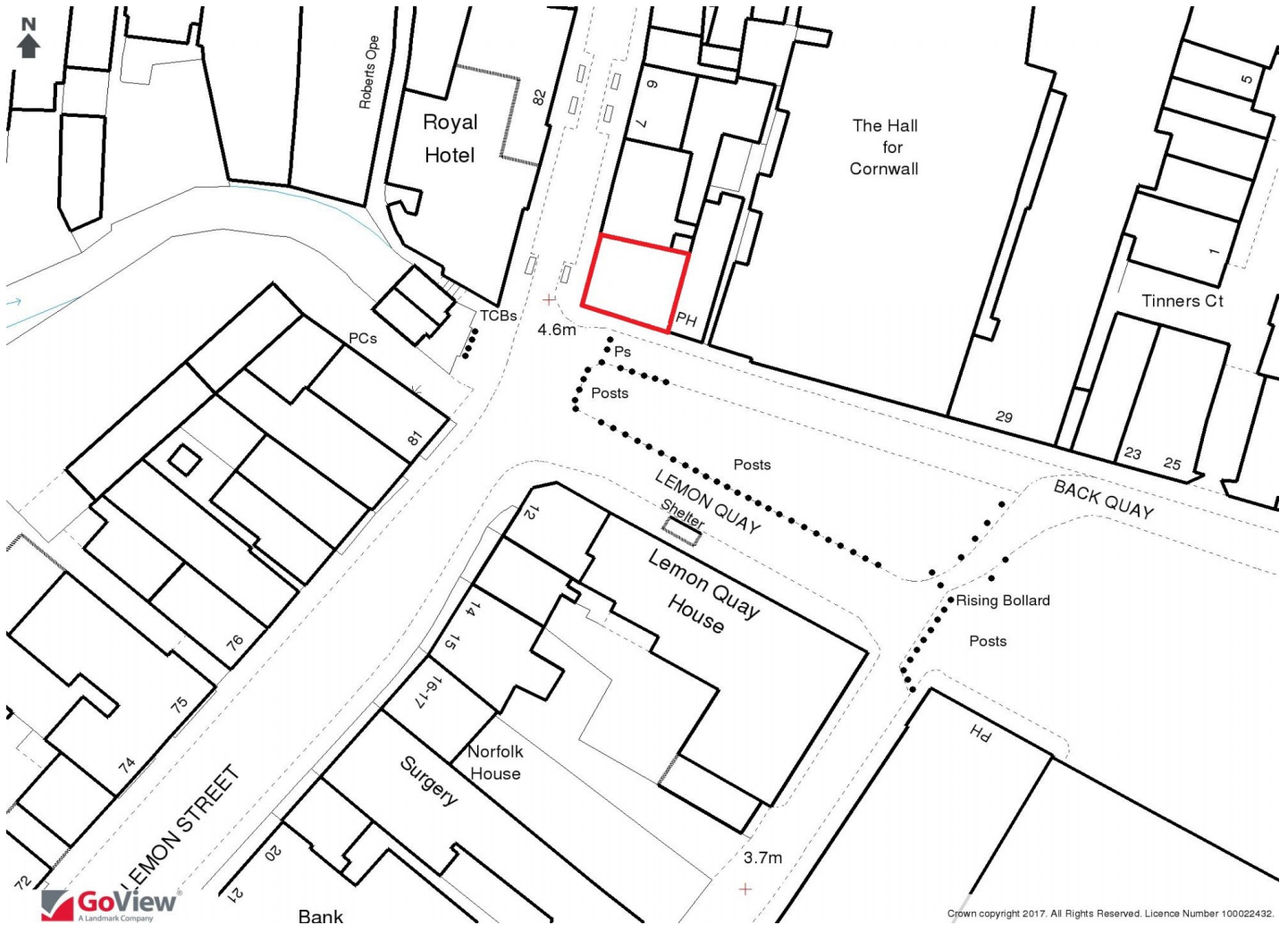
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

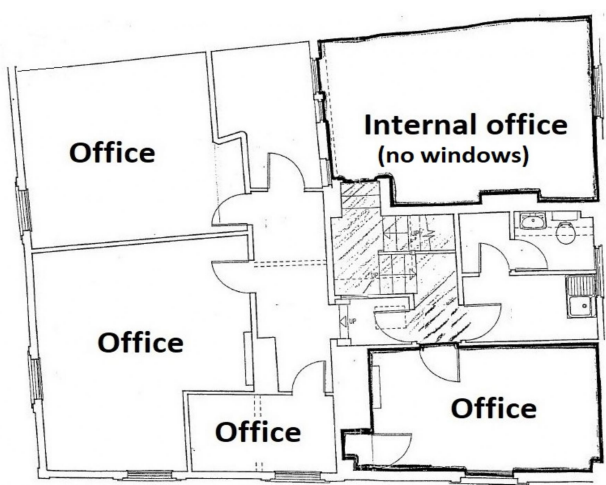
Email th@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk



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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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