



## FIRST FLOOR REAR OFFICE, 22 LEMON STREET, TRURO, TR1 2LS

A Grade II Listed Georgian building. The available accommodation comprises self-contained office suites situated at first floor level to the rear of the building.

There are communal WC facilities within the building and the rent includes 2x car parking spaces.

The office has LED lighting and energy efficient heating.

- OFFICE SUITE WITHIN CHARACTER BUILDING
- 680 SQFT (63.2 SQ M) WITH PARKING AVAILABLE
- CITY CENTRE LOCATION
- NEW LEASE OFFERED
- 2 x PARKING SPACES
- EPC RATING E (103)

**£9,000 PER ANNUM EXCLUSIVE**



#### 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 full range of amenities.

#### DESCRIPTION:

A Grade II Listed Georgian building. The available accommodation comprises self-contained office suites situated at first floor level to the rear of the building.

There are communal WC facilities within the building and the rent includes 2x car parking spaces.

The office has LED lighting and energy efficient heating.

#### SCHEDULE OF ACCOMMODATION:

Depth 11.95 M

Width 5.17 M

Recess: 0.49 M/2 (5 sq ft)

Kitchenette: 0.96 sq m (10 sq ft)

Net Internal Area - 63.2 sq m (680 sq ft)

Plus communal WC facilities

#### SERVICE CHARGE:

The service charge for 2023/2024 is £4,844.42

#### 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.

The lease to be excluded from sections 24-28 of the Landlord & Tenant Act 1954.

#### COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

#### VAT:

We have been advised this property has not been elected for VAT.

#### LEGAL COSTS:

The ingoing Tenant is to be responsible for the Landlord's reasonable legal costs incurred in connection with the transaction whether it completes or not.

#### 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 £7,200. To find out how much business rates will be payable there is a business rates estimator service via the website. We believe the car parking spaces are listed separately and have a rateable value of £1000 each.

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (103).

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@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



Miller Commercial



EG Radius Leaderboards