

Miller Commercial

Chartered Surveyors and Business Property Specialists



6-7 Lemon Street, Truro TR1 2LQ

- TO LET
- DOUBLE FRONTED GROUND FLOOR RETAIL PREMISES IN PRIME LOCATION IN TRURO

- GROUND FLOOR SALES AREA OF 1,543 SQ FT (143.4 SQ M) AND BASEMENT STORAGE OF 1,376 SQ FT (127.8 SQ M)
- EPC RATING - E (105)

£55,000 Per Annum Excl Leasehold



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LOCATION

The property is located in the heart of Truro City centre on the main thoroughfare linking Boscawen Street to Lemon Quay. Nearby occupiers include TUI, Lloyds bank and Michael Spiers Jewellers with Waterstones, The White Company, The Entertainer, Wilko and Caffè Nero on Boscawen Street and on adjacent Lemon Quay, Marks & Spencer, Debenhams, JD Sports, Primark and Cotswold.

Truro is the county's main commercial and administrative centre, located in the centre of Cornwall with Plymouth and Exeter 60 miles and 90 miles east respectively. The City is serviced by a mainline train station and is the main retail centre for the county with a catchment area of some 350,000, which swells by the large tourist population the county attracts every year.

DESCRIPTION

A ground floor retail unit in an attractive, grade II listed period property in the heart of Truro, with double fronted shop display, well proportioned sales area with ancillary storage on the basement level. The unit benefits from WCs and a kitchenette.

ACCOMMODATION

The property is arranged as follows:

Ground floor sales - 1,548 sq ft (143.8 sq m)

basement store - 1,376 sq ft (127.8 sq m)

Kitchenette - 57 sq ft (5.3 sq m)

TOTAL - 2,981 sq ft (277.22 sq m)

TENURE

The premises are offered as a new proportionally full repairing and insuring lease for a term by arrangement.

RENT

£55,000 per annum excl VAT.

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 £64,500.

LEGAL COSTS

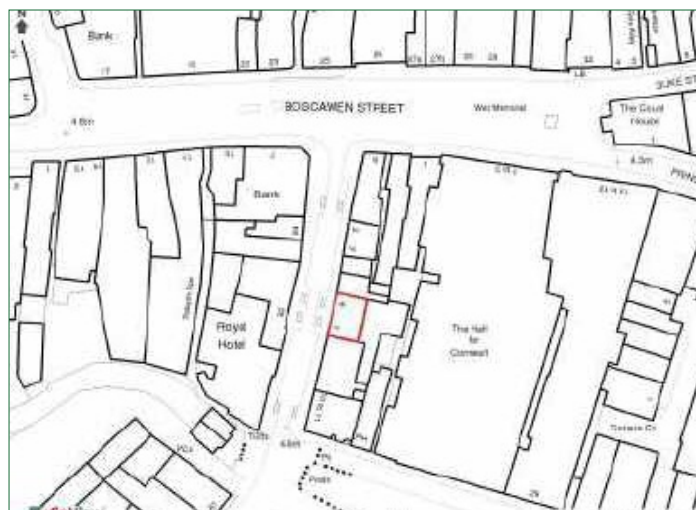
Each party to bear their own in the preparation and execution of the lease.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band "E" (105)



CONTACT INFORMATION

For further information or an appointment to view please contact the joint sole agents either:-

Tom Smith, Miller Commercial, on 01872 247013 or via email ts@miller-commercial.co.uk or

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

Barney Peters, SBC Property, on 01872 227397 or via email barney@sbcproperty.com

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