



## GROUND FLOOR OFFICE, 22 LEMON STREET, TRURO, TR1 2LS

A versatile ground floor unit within a charming Grade II listed building on prestigious Lemon Street. The property benefits with an allocated parking space and is a stone's throw from the City Centre.

- OFFICE/RETAIL UNIT WITHIN GRADE II LISTED CHARACTER BUILDING
- 887SQFT (82.5 SQ M)
- CAR PARKING SPACE
- EPC D91
- CITY CENTRE LOCATION

**£13,500 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 versatile ground floor office/retail unit within a charming Grade II listed building on prestigious Lemon Street.

### SCHEDULE OF ACCOMMODATION:

Front section 552 sq ft (51.4 sq m)

Rear section 335 sq ft (31.1 sq m)

Plus communal WC facilities

A lower ground floor staff welfare/storage area measuring 186 sq ft (17.3 sq m) is available via separate negotiation should more space be required.

### SERVICE CHARGE:

Information available via request.

### 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.

### 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 £13,750 as per the 2023 assessment and includes the lower ground floor areas. If a Tenant was to only take the ground floor suite the rates will need reassessment and could potentially then sit beneath £12,000 allowing eligible businesses to claim full exemption. To find out how much business rates will be payable there is a business rates estimator service via the website.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (91).

### 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)

**Mike Nightingale** on 01872 247008

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