

UNIT 9, LEMON STREET MARKET, TRURO, TR1 2QD



- GROUND FLOOR LOCK UP RETAIL UNIT
- WITHIN THE WELL ESTABLISHED LEMON STREET MARKET
- 244 SQ FT (22.7 SQ M)
- IDEAL POSITION FOR BOUTIQUE OR SPECIALIST TRADER
- NEW LEASE IMMEDIATELY AVAILABLE
- ENPC RATING - D (84)

**£9,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Lemon Street Market is a purpose built development situated off Lemon Street in Truro, the principal thoroughfare into the City. The market has an interesting and varied mix of businesses on the ground floor, with a very popular Cafe on the first floor and a collection of very well known traders on the ground floor including a deli, a florist, a barbers as well as several life style and homeware shops; making this a very appealing and unique development within the City.

PROPERTY

This ground floor lock up retail unit is situated in the middle of the market making it very visible and highly prominent to maximise footfall. Within the market are The Fig Cafe, a big draw on the first floor, Illustrated Living and the very popular and well known Refill Store on the ground floor as well as the specialist off licence John's The Liquor Cellar and a boutique children's clothing retailer, a contemporary gallery and a mens' barber shop, which all drive footfall and aid the diverse and appealing nature of the market's occupiers.

SCHEDULE OF ACCOMMODATION

244 sq ft (22.7 Sq m)

LEASE TERMS

The premises are available by way of a new internal repairing and insuring lease with other terms to be agreed.

The rent for the year is £9,000 per annum excl VAT.

The exterior and common parts are maintained by way of a service charge, towards which the Tenant is to pay a fair proportion.

LEGAL COSTS

The ingoing tenant is to bear the landlord's reasonably legal costs in connection with the transaction.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is "D" (84)'.

BUSINESS RATES

We understand the ratable value for the property is £8,500. For small businesses operating out of one business premises only, this should mean the occupier qualifies for full relief from paying rates. However, please do not rely on this information and we refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

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

VAT

All the above prices/rentals are quoted exclusive of VAT. For the avoidance of doubt, VAT is payable on the rent.

CONTACT INFORMATION

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

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

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



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