

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## Unit 8, Lemon Street Market, Truro TR1 2QD

- GROUND FLOOR LOCK UP RETAIL UNIT
- WITHIN THE WELL ESTABLISHED LEMON STREET MARKET
- 247 SQ FT (22.95 SQ M)
- GENEROUS WINDOW FRONTAGE
- NEW LEASE IMMEDIATELY AVAILABLE
- ENERGY PERFORMANCE ASSET RATING (D)

**£9,000 Per Annum Excl Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## 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 an attractive Gallery and renowned Fig Cafe on the first floor; making this a very appealing and unique development within the City.

## PROPERTY

This ground floor lock up retail unit is situated near to the entrance to the market and enjoys generous window frontage. Amongst the 12 different tenants in the market are The Fig Cafe, a long term tenant in the market and a big footfall driver on the first floor. John's The Liquor Cellar and the florist are exciting operators who have aided the diverse and appealing nature of the market's tenants as well as a gents hairdresser, and artist, Cafe, Refill shop and home living shop.

## SCHEDULE OF ACCOMMODATION

4.5M x 5.1M

247 sq ft (22.95 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 cleaned, maintained and decorated by way of a service charge, which for this unit equates to 6.08% of the total service charge for the year. This is likely to be in the region of £2000 per annum.

## 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 within Band 'D'.

## BUSINESS RATES

We understand the ratable value for the property is £8,400, which means for small businesses trading out of one business premises the occupier will benefit from full rates relief. However, please do not rely on this information and we refer you to the valuation office website [www.voa.gov.uk](http://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, where applicable.

## CONTACT INFORMATION

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

Peter Heather on 01872 247007 or via email [pgh@miller-commercial.co.uk](mailto:pgh@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@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.

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