



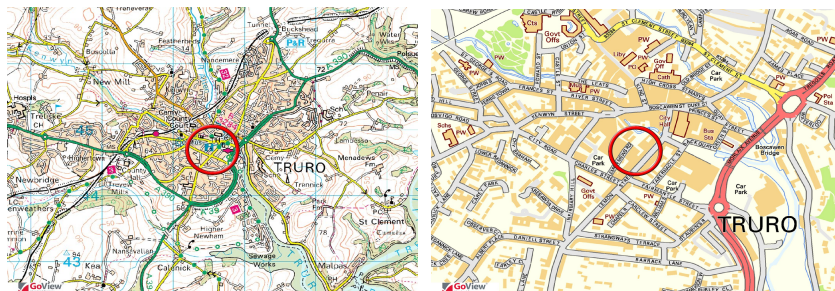
## UNIT 8, LEMON STREET MARKET, TRURO, TR1 2QD

A ground floor lock up retail unit occupying a prominent position within the well established Lemon Street Market complex in Truro city centre. The unit offers a net internal area of 244 sq ft (22.67 sq m) and is immediately available by way of a new internal repairing and insuring lease with other terms to be agreed

- GROUND FLOOR LOCK UP RETAIL UNIT
- WITHIN THE WELL ESTABLISHED LEMON STREET MARKET
- 244 SQ FT (22.67 SQ M)
- GENEROUS WINDOW FRONTAGE
- NEW LEASE IMMEDIATELY AVAILABLE
- ENERGY PERFORMANCE ASSET RATING (D)

**£7,000 per annum excl VAT**





**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### 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.

#### PREMISES:

This ground floor lock up retail unit is situated near to the entrance to the market and enjoys generous window frontage.

#### SCHEDULE OF ACCOMMODATION:

4.5m x 5.1m approx  
244 sq ft (22.67 Sq m)

#### LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

#### VAT:

All the above prices/rentals are quoted exclusive of VAT.

#### SERVICE CHARGE:

There is a service charge which covers the common areas of the property

#### 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.

#### COSTS:

The Tenant to contribute towards the initial cost of setting up the lease



#### ENERGY PERFORMANCE CERTIFICATE:

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

#### CONTACT INFORMATION:

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

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