



FIRST FLOOR, 66 LEMON STREET, TRURO, TR1 2PN

These first floor offices are situated in a prime spot on Lemon St down in Truro City Centre. They form part of a Grade II Listed mid terraced office building with car parking located within Truro's renowned central business district of Lemon Street. They comprise a first floor suite and are available by way of a new lease with terms to be agreed.

- WELL LOCATED GRADE II LISTED OFFICE SUITE
- PRIME TRURO LOCATION
- NEW LEASE AVAILABLE
- 971 SQ FT (90.2 SQ M)
- 4 OFFICES PLUS KITCHNETTE AND STORE
- EPC: 'E' (116)

£15,000 Per Annum Exclusive



LOCATION:

66 Lemon is situated on the East side of Lemon Street close to the cinema, Lemon Street Market and all the retail amenities Truro has to offer.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

All areas and dimensions are approximate.

Office 1: Front Left 224 Sq Ft (20.8 Sq M)

Office 2: Front Right 144 Sq Ft (13.4 Sq M)

Office 3/Reception: 265 Sq Ft (24.6 Sq M)

Kitchen/Staff Room: 117 Sq Ft (10.9 Sq M)

Office 4: 117 Sq Ft (16.4 Sq M)

Office 5: - 45 Sq Ft (4.2 Sq M)

Use of communal WCs

Combined Area 971 Sq Ft (90.2 Sq M)

SERVICE CHARGE:

There is a service charge of £6,050.55 for the year alongside insurance contribution of £402.48. The amounts are liable to change year on year.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £8,800. 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 E (116).

VIEWING AND CONTACT INFORMATION:

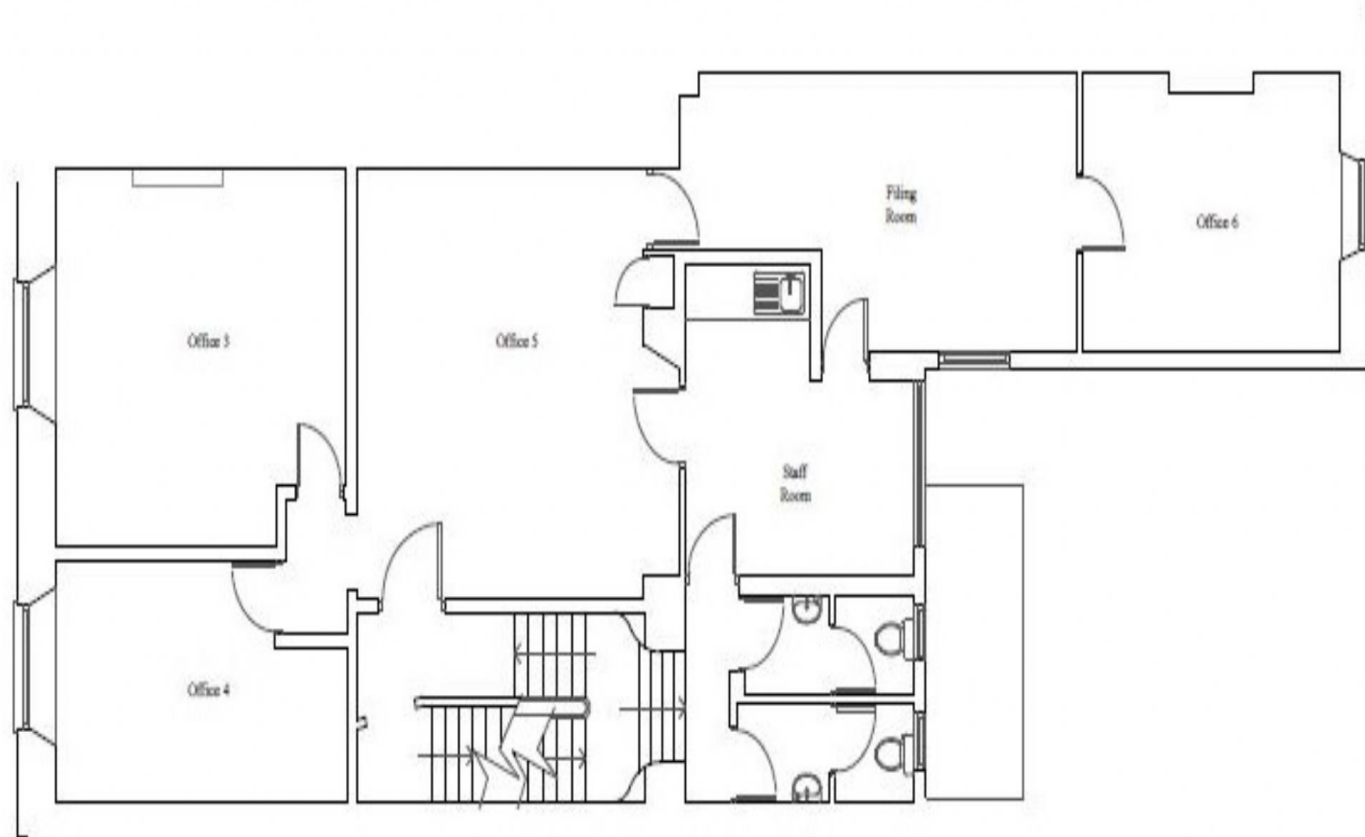
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013

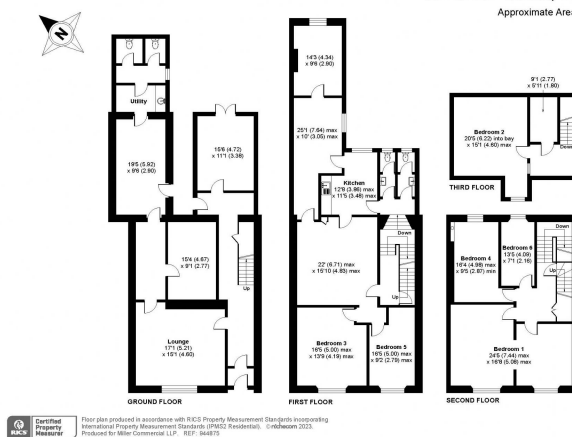
Email ts@miller-commercial.co.uk



First Floor



66 Lemon Street, Truro, TR1 2PN

Approximate Area = 3940 sq ft / 366 sq m
For identification only - not to scale

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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