



UNIT 7, LEMON STREET MARKET, TRURO, TR1 2QD

A ground floor lock up retail unit occupying a prominent corner position at the entrance to the well established and much loved Lemon Street Market in Truro city centre. The unit provides a trading area of 226 sq ft (21 sq m) and is 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**
- **PROMINENTLY LOCATED AT THE ENTRANCE TO THE MARKET**
- **226 SQ FT (21SQ M)**
- **ENERGY PERFORMANCE ASSET RATING D (84)**

£8,000 PER ANNUM EXCLUSIVE



LOCATION:

Lemon Street Market is a unique, 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 and first floor including a very popular cafe, homeware & gifts, a barber shop and gallery, making this a very appealing and desirable development within the City.

PREMISES:

A ground floor unit in a prominent corner position at the entrance of the market providing a light, bright and versatile trading premises.

SCHEDULE OF ACCOMMODATION:

226 sq ft (21 sq m)

USE:

The premises could be used for a variety of uses with the exception of food service or takeaway.

SERVICE CHARGE:

There is a service charge Circa £245 +VAT per month which covers the common areas of the property and the general running and maintenance of the market. This figure is under review for 2024. Insurance cost of Circa £260 per annum are also payable.

LEASE TERMS:

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

VAT:

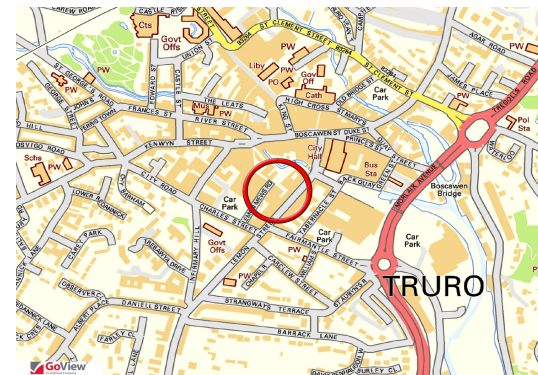
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

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

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 D (84).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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