



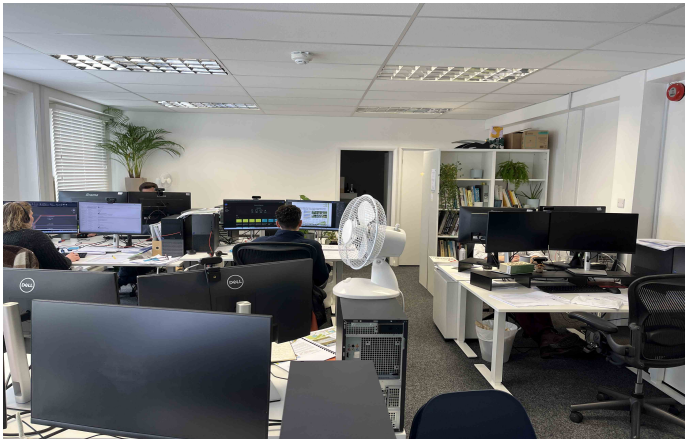
## GROUND FLOOR REAR OFFICE, 22 LEMON STREET, TRURO, TR1 2LS

A Grade II Listed Georgian building. The available accommodation comprises a self-contained office suite situated at ground floor level to the rear of the building.

There are communal WC facilities within the building and the rent includes 2x car parking spaces.

- OFFICE SUITE WITHIN CHARACTER BUILDING
- 691 SQFT (64.2 SQ M) WITH PARKING AVAILABLE
- CITY CENTRE LOCATION
- NEW LEASE OFFERED Q1 2025
- 2 x PARKING SPACES
- EPC RATING E (125)

**£10,000 PER ANNUM EXCLUSIVE**



#### LOCATION:

Truro is Cornwall's principal shopping and administrative centre. The premises are located in the prestigious Lemon Street area which has traditionally been viewed as the central business district of the city. The premises are also a short walk to the city centre which provides a full range of amenities.

#### DESCRIPTION:

A Grade II Listed Georgian building. The available accommodation comprises a self-contained office suite situated at ground floor level to the rear of the building. There are communal WC facilities within the building and the rent includes 2x car parking spaces.

#### SCHEDULE OF ACCOMMODATION:

Net Internal Area - 64.2 sq m (691 sq ft)  
Plus communal WC facilities.

#### SERVICE CHARGE:

The service charge for 2023/2024 is £4,779.42.

#### LEASE TERMS:

A new lease offered on flexible terms. Available Q1 2025. The tenant will be responsible for internal repairing.

The tenant will be responsible for contributing a fair proportion towards communal and external repairs.

The Tenant will be responsible for reimbursing a fair proportion of the buildings insurance.

The lease to be excluded from sections 24-28 of the Landlord & Tenant Act 1954.

#### COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

#### VAT:

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

#### LEGAL COSTS:

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with the transaction whether it completes or not.

#### 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 £8,600. 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 (125).

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

