



## 23 LEMON STREET, TRURO, TR1 2LS

Lemon Street is well known as one of the most prestigious addresses in Truro, exuding personality and charm and is a perfect example of terraced Georgian town houses, characterised by sandstone fronted buildings with elegant, original sash windows and doorways onto the street boasting many original architectural features.

As a town centre location, it benefits from all essential shopping and leisure facilities being just moments away including numerous bars and restaurants. The cinema is opposite the building and the mainline railway station is under 10 minutes' walk away.

**ASKING PRICE: £375,000**

- **FREEHOLD GEORGIAN TOWNHOUSE FOR SALE**
- **CURRENTLY PROVIDES SERVICED OFFICE ACCOMODATION**
- **POTENTIAL FOR CONVERSION TO RESIDENTIAL (SUBJECT TO PLANNING) OR INCREASING THE NUMBER OF LETTABLE OFFICE SPACE**
- **1,368 SQ FT OFFICE SPACE INTERNALLY PLUS CIRCULATION SPACE**
- **ENCLOSED GARDEN TO REAR**
- **ORIGINAL FEATURES AND LARGE SASH WINDOWS OVERLOOKING LEMON STREET AND TO THE REAR**
- **EPC RATING - E (121)**



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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## DESCRIPTION:

Providing accommodation over the lower ground and 3 upper floors, the property presents a fantastic opportunity to take over a building used for serviced offices or to convert back to residential, subject to obtaining the necessary consents. With a private, enclosed garden to the rear, it has the potential to provide a charming single residency, several flats, or increased office space all accessed off the common areas.

Lower ground floor - two separate rooms plus a communal kitchen and WC, with doorway onto the garden to the rear and onto the street at the front.

Ground Floor - Original features in the entrance hall lead to the main ground floor room with large sash window looking onto Lemon Street and the upper ground floor with a WC and a second room overlooking the garden.

First floor - two rooms overlooking Lemon Street to the front and a larger third room to the rear.

Second Floor - an intriguing attic space that provides additional accommodation and/or meeting room, benefitting from a dormer window providing plenty of light

## TENURE:

Freehold for sale

## CONVERSION POTENTIAL:

The property has the potential for conversion to residential as either a prestigious family town house or a house of multiple occupation (HMO), several flats or extended office space. All conversions will be subject to planning.

## VAT:

The building is not elected for VAT

## SUPERFAST BROADBAND:

Superfast broadband is supplied to the property - further details are available on request.



## BUSINESS RATES:

As a commercial property, the building attracts business rates. each room is currently separately rated.

## ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (121).

## VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial.

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