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PROPERTY

# 6-7 LEMON STREET TRURO CORNWALL TR1 2LQ

- TRURO CITY CENTRE RETAIL SHOP
- SUPERB TRADING LOCATION
- ATTRACTIVE GLAZED FRONTAGE, SPACIOUS RETAIL SALES AREA
- NEARBY OCCUPIERS INCLUDE TUI, ROLEX, MANNINGS HOTEL, LLOYDS BANK & LIVINGSTONE GALLERY
- GROUND FLOOR SALES 143.4 SQ M (1,544 SQ FT)
- BASEMENT STORES\STAFF 127.80 SQ M (1,376 SQ FT)
- NEW LEASE AVAILABLE, 5/10 YEARS
- E CLASS USES

**RENT £36,000 PER ANNUM**



## LOCATION

Truro is situated in the heart of Cornwall and is the County's commercial and administrative centre, located approximately 10 miles north of Falmouth and 15 miles distant from St Austell, Redruth and Newquay. The premises are situated on Lemon Street, within Truro's prime retailing centre linking Boscawen Street to Lemon Quay. The city is the county's premier retail centre with a retail catchment population of circa 400,000 persons, enhanced by the large number of annual tourist visitors to Cornwall.

Lower Lemon Street is the main thoroughfare linking Boscawen Street and Lemon Quay. Adjacent occupiers include TUI, Lloyds Bank, Michael Spiers Jewellers incorporating Rolex, with Primark and Marks & Spencer a short distance away on Lemon Quay and The White Company, Waterstones and Caffé Nero on Boscawen Street.

## DESCRIPTION

The property is a well presented and attractive ground floor shop within a Period Grade II Listed building, offering a double fronted glazed shop display leading into the main sales area, extending to the rear with ancillary back-up at basement level.

## ACCOMMODATION (Areas are approximate)

Net Internal Width      7.78m  
Total Shop Depth        17.70m

Ground Floor	143.40 sq m	(1,543 sq ft)
Basement Stores	127.80 sq m	(1,376 sq ft)
Kitchenette	5.30 sq m	(57 sq ft)
WCs		
<b>Total Area</b>	<b>276.48 sq m</b>	<b>(2,976 sq ft)</b>

## LEASE DETAILS

The property is offered by way of a new proportional full repairing and insuring lease for a term of 5 or 10 years.

## RENT

£36,000 per annum.

## BUSINESS RATES

The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value	2023 List	£57,500
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## VAT

We are advised that VAT is not applicable; all rents are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## EPC

Rating : D ( Expiry February 2033)  
Certificate number : 4848-9193-3987-4887-3381



## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX



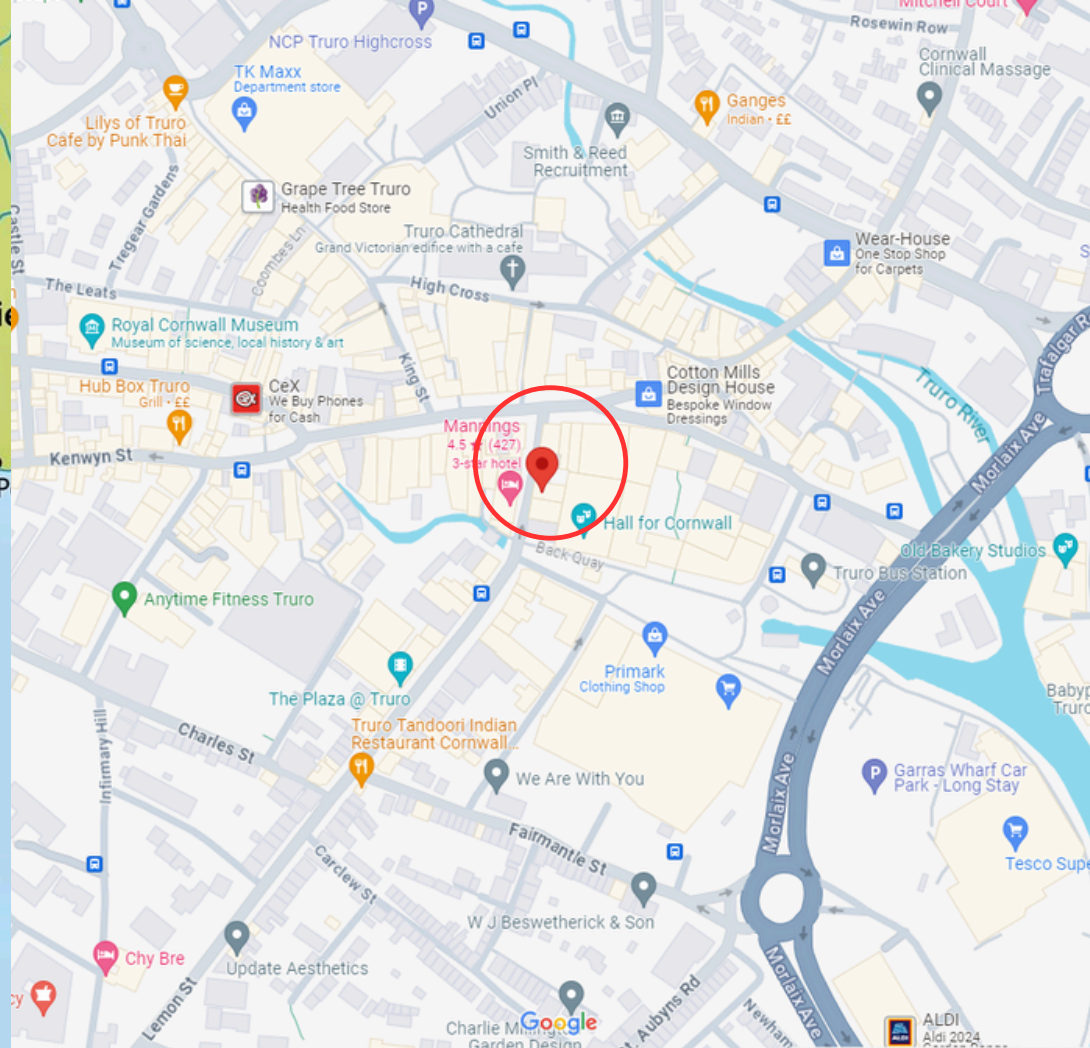
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And their joint sole letting agents Miller Commercial.

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## CHARTERED SURVEYORS

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*We would ask that you do not make any direct approaches to landlord, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of any Trade Inventory.*