



First Floor Front Office, 22 Lemon Street Truro TR1 2LS

A Grade II Listed Georgian building.

The available accommodation comprises a recently refurbished and fully self-contained office suite situated at first floor level to the front of the building with a kitchenette, and including a single car parking space.

There are communal WC facilities within the building and there are car additional parking spaces available at £1,000 per annum per space.

- OFFICE SUITE WITHIN CHARACTER BUILDING
- 689 SQ FT (64.02 SQ M)
- CITY CENTRE LOCATION
- PARKING AVAILABLE
- NEW LEASE OFFERED
- NEWLY REFURBISHED
- EPC RATING D (81)

£8,750 Leasehold



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.

PROPERTY

A Grade II Listed Georgian building. The available accommodation comprises self-contained office suites situated at first floor level to the front of the building. There are communal WC facilities within the building and the rent includes a single car parking space.

Extra car parking spaces available at £1,000 per annum per space.

ACCOMMODATION

An "Open plan" office with non structural partitioning:

Depth 11.55 m

Width 5.46 m

Kitchenette: 0.96 sq m (10 sq ft)

Net Internal Area - 64.02 sq m (689 sq ft)

Plus communal WC facilities

TENURE

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

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

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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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

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 £5,600 (excluding car parking spaces). To find out how much business rates will be payable there is a business rates estimator service via the website.

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.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VAT

All the above figures are quoted exclusive of VAT, if applicable. Currently, the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (81).

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

TO VIEW

For further information or an appointment to view please contact Peter Heather on 07771 594343 or pgh@millers-commercial.co.uk



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