



**To Let**

**£12,500 pax**

Ground Floor 14, 14-15 Lemon Street, Truro,  
Cornwall TR1 2LS

538 Sq Ft  
(50 Sq M)

# Summary

- Ground floor office
- Prime commercial street in Truro
- Well located in the Town Centre
- Small kitchen within office

## Location:

The City of Truro is located centrally within the County of Cornwall, and is easily accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter. Truro is located on the main Great Western railway line, which has daily services to London Paddington.

Truro has a resident population of 23,600 and is the administrative centre of the County housing Cornwall Council's main offices.

## Description:

The property comprises a multi-occupied office on the most popular commercial street of Truro. This office is located on the ground floor and benefits from having a small kitchen fitted.

Parking is included at an additional cost, please contact us for further information.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice

	sq m	sq ft
Total	50	538

## Service charge:

A service charge is levied for the upkeep of the common parts.

## Services:

It is understood that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

D (80)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £20,000, reference 22032491001430.

This unit is occupied by a tenant who occupies multiple units within the premises and therefore the unit will need to be reassessed.

## Terms:

The premises are available by way of a new lease with terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

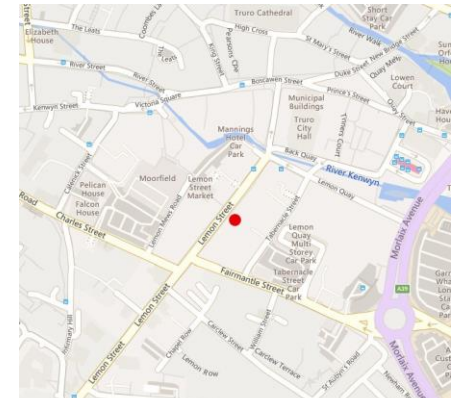
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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### Truro Office

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