



**To Let**

**From £3,000 pax**

**18 Lemon Street, Truro, Cornwall TR1 2LS**

**90 - 302 Sq Ft  
(8.3 - 28.1 Sq)**

## Summary

- Serviced offices in a stunning Georgian property
- Prime location - situated in a prominent and conveniently located position in Truro City Centre
- Other occupiers include HUS Estate Agents, Cornwall Family History Society, Financial advisors, medical professionals, counsellors & beauticians
- For qualifying ratepayers, 100% small business rate relief will be applicable
- Option to take multiple rooms

### Location:

The property comprises the former Doctor's surgery and is extremely well-located being in the lower part of Lemon Street, a short level walk from the city centre. Lemon Street itself is the location of a mix of different occupiers including good quality restaurants, galleries, offices and Truro's only cinema, The Plaza. Truro requires little introduction as Cornwall's only City and main administrative and retail location.

### Description:

An extensive Georgian property which has been used as the location of one of Truro's main medical practices for around 200 years.

The property is now being let on a room-by-room basis as serviced offices, arranged over the basement, ground, first and second floors. Some rooms to the ground floor benefit from window frontage to Lemon Street.

There are shared kitchens and WCs available in addition to a ground floor waiting area. Room 5 has the benefit of a sink.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Room	Rent PA	sq m	sq ft
5 GF	£4,950	15.9	171
6GF	£4,950	15.9	171
7GF	£4,950	15.9	171
15 2 <sup>nd</sup> Floor	£3,000	23.1	249

### Service charge:

There is no separate service charge payable. The rent includes utilities, use of communal kitchen and waiting room, communal cleaning, repair and maintenance of structure and common areas.

Tenants are responsible for their own business rates and telephone. The owners have invested in the infrastructure and installation of Superfast broadband up to 100mb, which is available via a leased line. For tenants who require internet access this is charged in addition to the rent payable monthly.

### Services:

We understand that mains electricity, water and drainage are connected to the property and utilities are included in the rent.

### EPC / MEES:

EPC Rating: E (112)

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Values, effective from the 1st April 2023, are:

Room 5: £1,975, reference 22032491001833

Room 6: £1,975, reference 22032491001834

Room 7: £2,075, reference 22032491001835

Room 15: £2,025, reference 22032491001825

By virtue of the Rateable Values applicable to the vacant suites, if this is your only business premises you should qualify for small business rates relief leaving you with a £0 rates liability.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

Suites are available on flexible terms to be agreed, for lease lengths of three years, contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954, subject to mutual landlord and tenant break clauses at regular intervals if required.

### Legal fees:

The incoming Tenant will be responsible for a contribution of £475 towards the Landlord's legal and professional fees.

### VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the price.

### Code for leasing business premises:

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

### Further information and viewings:

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

## CONTACT THE AGENT

### Morwenna Pound

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Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Main Office

Tel: 01872 245600

### Truro Office

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