# Miller Commercial

Chartered Surveyors and Business Property Specialists





## 9 LEMON STREET, TRURO, TR1 2LQ

A well presented and attractive ground floor lock up shop within a period Grade II Listed building, in the heart of Truro centre offering a double fronted glazed shop display with main sales area and a store room and WC to the rear. Lower lemon Street forms part of a very busy thoroughfare being the main link between King St/Pydar St and Boscawen St to Lemon Quay, which is host to the Hall for Cornwall, Marks & Spencer, Primark and the popular twice-weekly farmers markets. This unit presents a great opportunity for a high class retailer in a very prominent position amongst a number of premium retailers including Michael Spiers, The White Company, Mannings Hotel and Waterstones.

**Rent: £25,000 per annum**

- **TRURO CITY CENTRE RETAIL SHOP IN BUSY TRADING POSITION**
- **ATTRACTIVE GLAZED DOUBLE FRONTAGE, HIGH FOOTFALL LOCATION**
- **NEARBY OCCUPIERS INCLUDE TUI, ROLEX, MANNINGS HOTEL & LLOYDS BANK**
- **GROUND FLOOR NIA 574 SQ FT, REAR STORE 64 SQ FT& WC**
- **GRADE II LISTED: E CLASS RETAIL USERS**
- **NEW LEASE AVAILABLE, 5/10 YEARS**
- **EPC RATING OF C**

## LOCATION:
Truro is situated in the heart of Cornwall and is the County's commercial and administrative centre, located approximately 56 miles west of Plymouth and 90 miles west of Exeter. 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 people 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, Hendra, Michael Spiers Jewellers incorporating Rolex with Primark and Marks & Spencer a short distance away on Lemon Quay and The White Company, Waterstones and Cafe Nero on neighboring Boscawen Street

## PREMISES:
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 with main sales area and a store room and WC to the rear.

## SCHEDULE OF ACCOMMODATION:
Areas are approximate:
Net Internal Width 6.14m
Total Shop Depth 8.95m

Sales Area 53.33 sq m (574 sq ft)
Rear Store 5.90 sq m (64 sq ft)
WC

## LEASE TERMS:
The Lease is offered by way of a new proportional full repairing and insuring lease for a term of 5 or 10 years at a rent of £25,000 per annum.

## VAT:
We are advised not applicable.

## LEGAL COSTS:
Each party to bear their own legal costs in connection with this transaction.

## LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151 www.cornwall.gov.uk

## 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 to be assessed. Currently assessed as part of a larger property.

## SERVICES:
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

## ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C.

## VIEWING/FURTHER INFORMATION:
Strictly by appointment with joint sole agents:

Miller Commercial
Mansion House
Princes Street
Truro
TR1 2RF

FAO: Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

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