Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 1, LEMON STREET MARKET, TRURO, TR1 2QD

Lemon Street Market is a unique, purpose built development situated off Lemon Street in Truro, the principal thoroughfare into the City. The market has an interesting and varied mix of businesses on the ground and first floor including a very popular cafe, a refill store, a bakery, homeware & gifts, a barber shop as well as Bears in the City and a boutique, making this a very appealing and desirable development within the City.

- GROUND FLOOR LOCK UP RETAIL UNIT
- WITHIN THE WELL ESTABLISHED LEMON STREET MARKET
- CENTRALLY LOCATED WITHIN THE MARKET
- 178 SQ FT (16.6 SQ M)
- GENEROUS DOUBLE WINDOW FRONTAGE
- AVAILABLE DUE TO TENANT RELOCATION WITHIN THE MARKET
- ENERGY PERFORMANCE ASSET RATING D (84)

£7,500 PER ANNUM EXCL







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Lemon Street Market is a unique, purpose built development situated off Lemon Street, the principal thoroughfare into the City. The market can be accessed from both ends, with easy connection to Moorfield car park and free short stay car parking on Lemon Street itself. Within close proximity is the cinema, restaurants such as ASK, Mannings and The Long Store as well as the very popular Farmer's Market on Lemon Quay on Wednesdays and Saturdays. The recently refurbished and immensely popular Hall for Cornwall on Lemon Quay is a big draw to the local area for matinees and evening performances throughout the year.

DESCRIPTION:

This ground floor corner retail unit occupies possibly the best position in the market at the entrance on the Moorfield elevation. With large windows to the roadside as well as windows along the entrance lobby and into the market, it presents a light, versatile and easy to occupy unit perfect for a host of retail opportunities. The current Tenant is a long standing occupier of the market and is relocating to a larger unit within the market making Unit 1 available for the first time in 10 years.

SCHEDULE OF ACCOMMODATION:

178 sq ft (16.6 sq m)

SERVICE CHARGE:

A service charge is maintained to manage the common areas, security, maintenance and common parts utilities. Full details can be supplied on request. The Tenant to pay a fair proportion of the service charge

LEASE TERMS:

The premises are available to let on new proportionally full repairing and insuring lease terms.

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 £7,300. For small businesses operating out of one business unit, this should fall below the minimum threshold for paying business rates.





ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (84).

VAT:

All the above prices are quoted exclusive of VAT. VAT will be payable on rent and service charge.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial.

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk