Miller Commercial

Chartered Surveyors and Business Property Specialists





PART 2ND FLOOR, 12 LEMON STREET, TRURO, TR1 2LS

Located in the heart of the cathedral city of Truro in a prominent position, overlooking the city centre with superb views over the cathedral & Lemon Quay, 12 lemon St presents one of the most prestigious offices in Truro. Lemon St itself is the long established office area of the City with a number of accountants, property consultants, architects & other professional businesses as well as a number of restaurants & cafes in the near vicinity

The property is well suited to office occupiers but could suit a variety of uses, subject to landlord's consent. Some uses may require planning consent. The second floor office benefits from suspended ceiling with recessed LED light panels, central heating and very good volumes of natural light.

£7,950 pa excl service charge

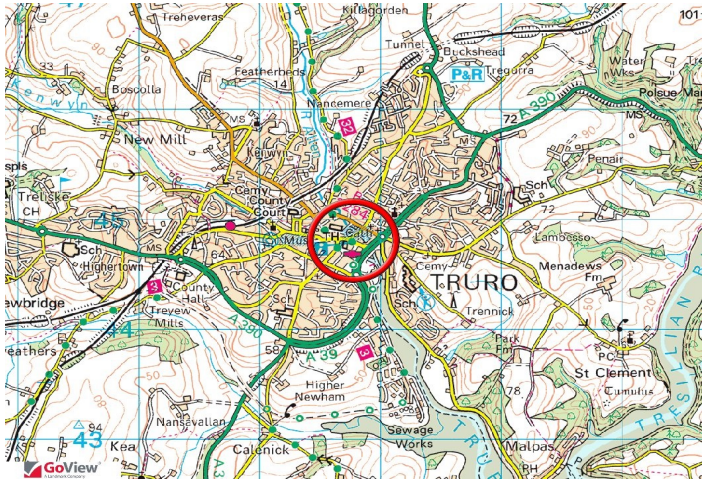
- **TO LET**
- **HIGH QUALITY MODERN OFFICES**
- **VERY GOOD NATURAL LIGHT AND EXCELLENT VIEWS ACROSS TRURO**
- **PROMINENT AND PRESTIGIOUS ADDRESS**
- **SUSPENDED CEILING AND LED LIGHTING**
- **655 SQ FT (61 SQ M)**
- **EPC RATING "D" 88.**

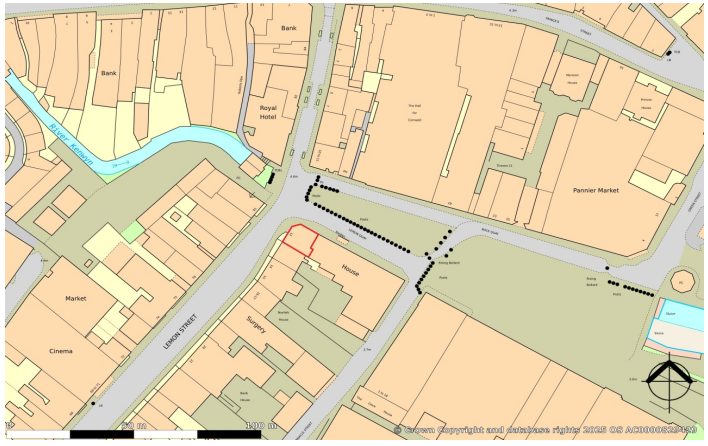



LEMON QUAY
STRATTON CREBER
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Conveyancing




Lemon Street





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The property is located in the heart of the cathedral city of Truro in a prominent position, overlooking the city centre with superb views over the cathedral & Lemon Quay. Lemon St itself is the long established office area of the City with a number of accountants, property consultants, architects & other professional business as well as a number of restaurants & cafes close by. The City's piazza & retailing streets of Pydar Street, Boscawen Street & Lemon Quay are all in close proximity.

DESCRIPTION:

Situated in a prominent position on the corner of Lemon Quay and Lemon Street, the three storey building comprises a ground floor retail unit with the upper floor offices separately accessed off Lemon Street via a wide staircase.

Internally the office benefits suspended ceiling with recessed LED light panels, natural light on north and western elevations with openable windows. The property is centrally heated. Toilets (male and female) are adjoining shared only with the tenant of the adjacent office.

SCHEDULE OF ACCOMMODATION:

The office accommodation is as follows:
2nd Floor Office: 655 sq ft (60.85 sq m)

LEASE TERMS:

The premises are offered by way of a new lease for a term of 3 plus years on a proportional FRI repairing basis, subject to a service charge provision for the upkeep of the premises.

Term: 3/5/10 years

Repair: Proportional FRI with service charge covering heating, insurance, external decoration, minor repairs, and internal decoration, cleaning and carpeting of the common staircase

Use: Offices (other uses may be considered subject to landlord's consent and planning being obtained.

BUSINESS RATES:

The current rateable value of the office is £5,000. It is likely that for a small business, rates will not be payable on this premises, however, please do not relay on this information and make your own enquiries of the local authority.





LEGAL COSTS:

Each part to be responsible for their own legal costs associated with this transaction

VAT:

The property is not elected for VAT therefore no VAT is payable on rent and service charge.

ENERGY PERFORMANCE CERTIFICATE:

The EPC Rating for this property is D (88).

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