

LEMON ST.
MARKET

To Let

£7,500 per annum

Unit 1 Lemon Street Market, Truro, Cornwall, TR1
2HE

170 Sq Ft
(15.8 Sq M)

Summary

- Prominently located contemporary indoor shopping venue
- Next to Moorfield car park
- Easy access to public transport
- Shared facilities
- Well established tenants include Annie and Maude as well as Fig Café

Location:

Truro Business Park is a well-established and popular offices location approximately 3 miles from Truro and 3 miles from the A30 dual carriageway, Cornwall's main arterial route, at the Chiverton Cross junction. The main Truro Park & Ride car park is situated nearby on the outskirts of Threemilestone. Nearby occupiers including Cornwall care, Kelsall Steele, Datasharp, Follett Stock and Ward Williams. Truro is the

administrative capital for Cornwall, being the county's principal shopping, civic and business centre.

Description:

A lock up unit, well located within the popular Lemon Street Market. This unit benefits from frontage both into the market as well as on to Lemon Mews Road.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	sq m	sq ft
Total	15.8	170

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand 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:

To be confirmed.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £7,300, therefore making the

approximate Rates Payable £3,642.70 per annum for 2024/25.

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

Terms:

Available by way of a new lease, all other terms to be agreed.

VAT:

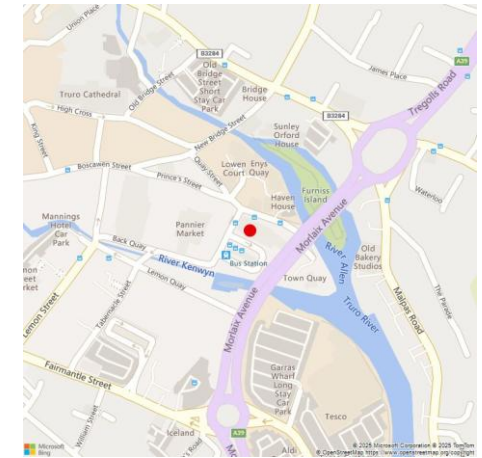
All figures quoted are exclusive of VAT if applicable.

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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