

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

To Let

£18,000 per annum

72 Lemon Street, Truro, Cornwall, TR1 2PN

1,331 Sq Ft
(123.6 Sq M)



Summary

- Well located in the centre of Truro
- Walking distance from public transport
- Available immediately
- Suitable for E class uses

Location:

Truro is the administrative capital for Cornwall, being the county's principal shopping, civic and business centre. The property is situated in the City of Truro, which is located centrally within the County of Cornwall. Truro is accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter. Truro is located on the main Great Western railway line, which has daily services to London Paddington.

Truro has a resident population of 23,600 and is the administrative centre of the County housing Cornwall Council's main offices.

Description:

A well located office in the heart of Truro, on the popular street of Lemon Street. The office is set across three floors with kitchen facilities and WCs on the upper floors as well as a ground floor reception room.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice.

	sq m	sq ft
Total	123.67	1,331

Services:

It is understood 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:

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Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,000, therefore making the approximate Rates Payable £4,990 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:

The premises are available by way of a new effective full repairing and insuring lease.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

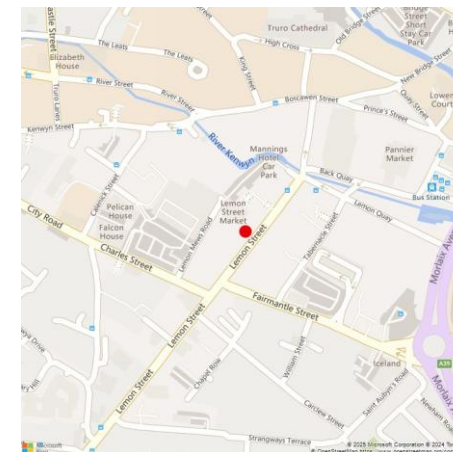
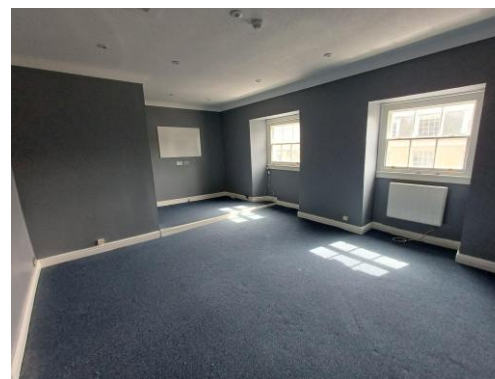
All figures quoted are exclusive of VAT if applicable.

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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