



**To Let**

**£15,000 per annum**

**First Floor Suite 14/15, 14-15 Lemon Street, Truro, Cornwall, TR1 2LS**

**1,345 Sq Ft  
(125 Sq M)**

## Summary

- Well located in the centre of Truro
- Popular office location
- First floor office
- Reception area within the office
- Close to major transport links
- Parking available at an additional cost

### Location:

The City of Truro is located centrally within the County of Cornwall, and is easily 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:

The property comprises a multi-occupied office on the most popular commercial street in Truro.

The office is located on the first floor and comprises a reception area, separate meeting room, kitchen and offices. The premises are well presented for a growing business.

Parking is included at an additional cost, please contact us for further information

### Accommodation:

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

	sq m	sq ft
Total	125	1,345

### Service charge:

A service charge is levied for the upkeep of the common parts.

### 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:

D (80)

### Business rates:

The business rates for the property are currently £10,750 carried out in 2023. Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Cornwall Council, quoting the local council number 22032491001433.

### Terms:

The premises are available by way of a new lease with terms to be agreed.

### Legal fees:

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

### 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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#### Truro Office

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