



**To Let**

18 Lemon Street, Truro, Cornwall TR1 2LS

From 146 Sq ft  
(13.6 Sq m)

## Summary

- Serviced offices in a stunning Georgian property
- Prime location - situated in a prominent and conveniently located position in Truro City Centre
- Other occupiers include financial advisors, medical professionals, counsellors & beauticians
- For qualifying ratepayers, 100% small business rate relief will be applicable
- Option to take multiple rooms

### Location:

The property comprises the former doctor's surgery and is extremely well-located being in the lower part of Lemon Street, a short level walk from the city centre. Lemon Street itself is the location of a mix of different occupiers including good quality restaurants, galleries, offices and Truro's only cinema - The Plaza.

Truro requires little introduction as Cornwall's only City and main administrative and retail location.

### Description:

An extensive Georgian property which has been used as the location of one of Truro's main medical practices for around 200 years.

The property is now being let on a room-by-room basis as serviced offices, arranged over the basement, ground, first and second floors. Some rooms to the ground floor benefit from window frontage to Lemon Street.

There are shared kitchens and WCs available in addition to a ground floor waiting area. Room 5 has the benefit of a sink.

### 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 and utilities are included in the rent.

### EPC / MEES:

E (112)

### Business rates:

By virtue of the Rateable Values applicable to the vacant suites, business rates will be exempt as the property is grade 2 listed.

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

### Terms:

Suites are available on flexible terms to be agreed, for lease lengths of three years, contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954, subject to mutual landlord and tenant break clauses at regular intervals if required.

### Rental Agreement Fees:

A contribution towards the Landlord's costs, to be discussed

### VAT:

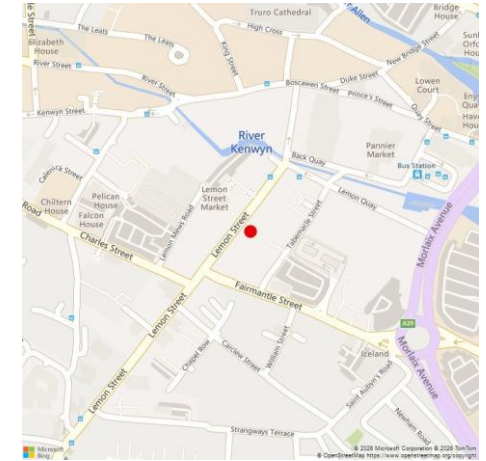
The property has not been elected for VAT and therefore VAT will not be charged on the price.

### Code for leasing business premises:

for Leasing Business Premises, 1st Edition. Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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