

RETAIL SHOP TO LET

TRURO

6-7 LEMON STREET

CORNWALL

TR1 2LQ

SBC
PROPERTY

01872 277397



TRURO PRIME RETAIL SHOP TO LET

TRURO CITY CENTRE RETAIL SHOP IN SUPERB TRADING LOCATION

ATTRACTIVE GLAZED FRONTAGE, SPACIOUS RETAIL SALES AREA

NEARBY OCCUPIERS INCLUDE TUI, ROLEX, MANNINGS HOTEL & LLOYDS BANK

GROUND FLOOR SALES 143.4 SQ M, BASEMENT STORES\STAFF 133.1 SQ M

NEW LEASE AVAILABLE, 5/10 YEARS, E CLASS USES

NEW LEASE - RENT - £45,000 PER ANNUM

6-7 LEMON STREET, TRURO, CORNWALL TR1 2LQ

LOCATION

Truro is situated in the heart of Cornwall and is the County's commercial and administrative centre, located approximately 56 miles west of Plymouth and 90 miles west of Exeter. The premises are situated on Lemon Street, within Truro's prime retailing centre linking Boscawen Street to Lemon Quay. The city is the county's premier retail centre with a retail catchment population of circa 400,000 persons enhanced by the large number of annual tourist visitors to Cornwall.

Lower Lemon Street is the main thoroughfare linking Boscawen Street and Lemon Quay. Adjacent occupiers include TUI, Lloyds Bank, Michael Spiers Jewellers incorporating Rolex with Primark and Marks & Spencer a short distance away on Lemon Quay and The White Company, Waterstones and Caffé Nero on Boscawen Street.

DESCRIPTION

The property is a well presented and attractive ground floor shop within a Period Grade II Listed building, offering a double fronted glazed shop display leading into the main sales area, extending to the rear with an ancillary back-up at basement level.

ACCOMMODATION Areas are approximate.

Net Internal Width 7.78m
Total Shop Depth 17.70m

Ground Floor	143.40 sq m	(1,543 sq ft)
Basement Stores	127.80 sq m	(1,376 sq ft)
Kitchenette	5.30 sq m	(57 sq ft)
WCs		

LEASE DETAILS

The property is offered by way of a new proportional full repairing and insuring lease for a term of 5 or 10 years.

RENT

£45,000 per annum.

BUSINESS RATES

The tenants is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value	2017 List	£61,500
	2023 List	£57,500

VAT

We are advised that VAT is not applicable.

EPC

Rating E Expired

A new EPC Certificate is being commissioned.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



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VIEWING/FURTHER INFORMATION

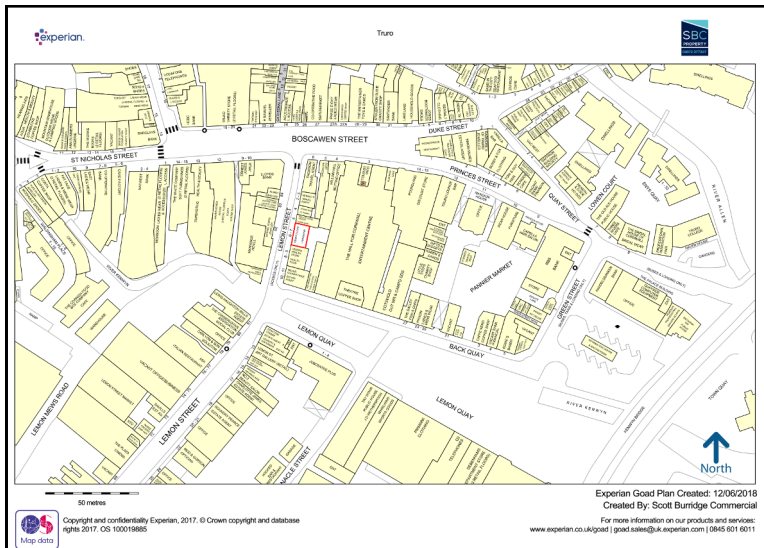
Strictly by appointment with joint sole agents:

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