

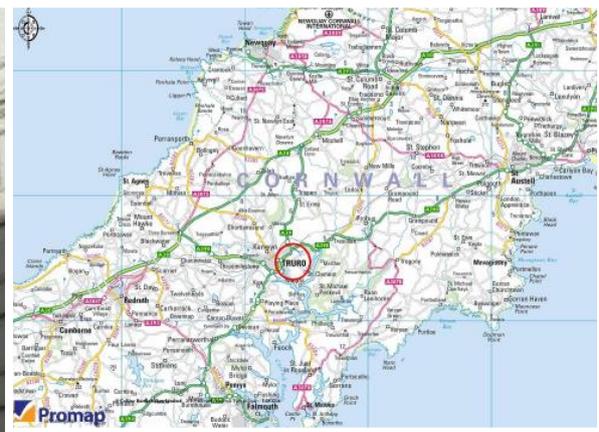


# For Lease

## Prime Retail Shop to Let

83 Lemon Street, Truro, Cornwall, TR1 2QA

- Prime Truro retail shop
- Excellent trading location
- Adjacent to several well known high street retailers
- G/F Sales – 88.72 sq. m (955 sq. ft.)
- F/F Sales – 66.20 sq. m (713 sq. ft.)
- New Lease - £50,000 PAX



## Location

The property is situated in the cathedral city of Truro, one of the South West of England's principal retailing cities. The town has a population in the order of 25,000 persons with a considerable catchment in the order of 250,000 persons.

The city is the commercial and administrative centre for Cornwall and is a major retail hub, having recently seen the new opening of a 57,000 sq. ft. Primark store. Nearby retailers include Lloyds Bank, Henri Lloyd, Michael Spiers and Countywide Estate Agents

## Description

The attractive period building is extremely well presented, providing a ground floor sales area along with a tradable first floor accessed via a sales staircase. The premises is surrounded by quality jewellers and fashion retailers.

Lower Lemon Street is the main thoroughfare linking Boscawen Street and Lemon Quay where Primark, Marks and Spencer and Debenhams are situated.

## Accommodation

Gross frontage	6.43 m	(21ft 1")
Ground floor sales	88.72 sq. m	(955 sq. ft.)
Ground floor ancillary	16.30 sq. m	(175 sq. ft.)
First floor sales	66.20 sq. m	(713 sq. ft.)

## Lease details

The property is offered on a new full repairing and insuring lease for a term to be agreed, at a commencing rent of £69,500 per annum.

## Business rates

Shop and Premises Ratable Value £51,500

## Legal costs

Each part to bear their own legal costs in the preparation and execution of the lease

## VAT

The property is not registered for VAT

## Energy performance certificate

Rating: 72 C

Certificate number 9199-3025-0242-0000-2721

Viewing strictly by appointment



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50 metres

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