



72 Lemon Street  
Truro

LODGE & THOMAS

ESTABLISHED 1892

**72 Lemon Street,**  
Truro, Cornwall TR1 2PN

**Guide Price: £375,000 Freehold**

Former Georgian townhouse Grade II Listed

Thought to date from circa 1805

Superb city centre location

Immense period character

Total office area around 1524 sqft

Side disabled access

A traditional period building that has been extremely well maintained over the years, offering well-appointed light and airy office accommodation over three storeys located on the west side of the prestigious Lemon Street.

Boasting a handsome cut granite Georgian facade with Keystone lintels over multipaned sash windows, pedimented columns complement the front door, and an attractive roof parapet hides a gently sloping slated pitched roof.

These elegant city office premises are thought to have been built around 1805 and are Grade II Listed together with the metal railings to the front. The property is located on the western side of probably the county's most iconic Georgian street and has the rare benefit of an open plan ground floor office.

The property has an attractive stone frontage and impressive panelled front door with pedimented column surround. Inside the accommodation is flexible and could be let out as individual offices subject to consents.

The entrance door leads to an entrance vestibule with internal glazed panels and doors leading to the main ground floor office and rear stairwell. The ground floor office has suspended ceiling, sash windows to front and rear elevations, external disabled access door to side, and useful kitchenette.



From the inner hall, there is a cloakroom WC. Stairs rise to a half landing with further cloakroom WC and steps lead up to the first floor, with 18 ft wide front office (being the width of the building) and further rear office with kitchen facilities.

At second floor level, the landing gives access to a front office (19ft wide) with elevated views to Lemon Street, and a further rear office.

**Services:** Mains water, mains drainage and mains electricity.

**Current Rateable Value** (1 April 2023 to present) £10,000. Qualifying occupiers will be eligible for small business relief on the rates. Cornwall Council are the charging authority and enquiries regarding the rates payable should be made to them - Tel: 0300 123 4171.

**EPC Rating:** 93D, Certificate number 1685-1731-0853-8236-5258

**Office Accommodation:** Total area around 1524 sq ft.

**VAT** The property is not elected for VAT. We recommend that prospective tenants/purchasers establish the VAT implications before entering into any agreement.

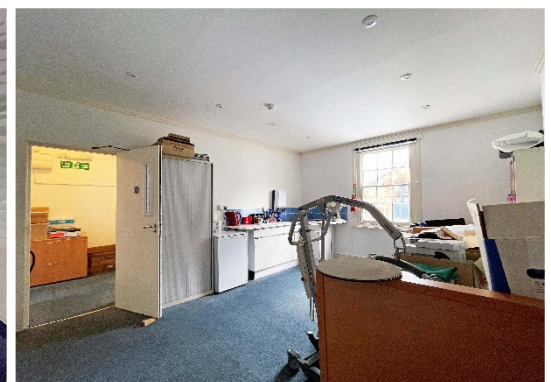
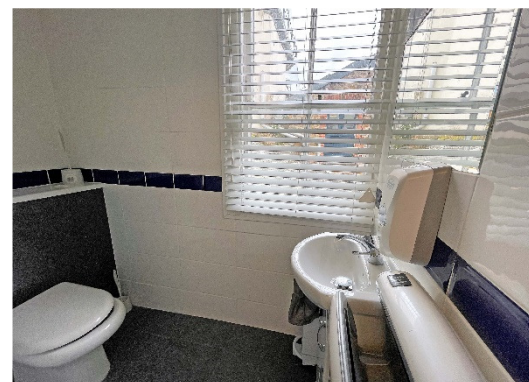
**Legal Costs:** Each party to bear the cost of their own legal fees for the transaction.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

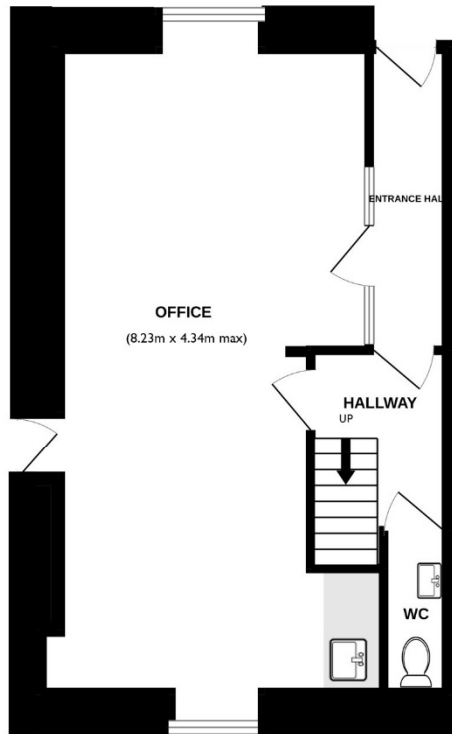
**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the sole agents Lodge & Thomas.

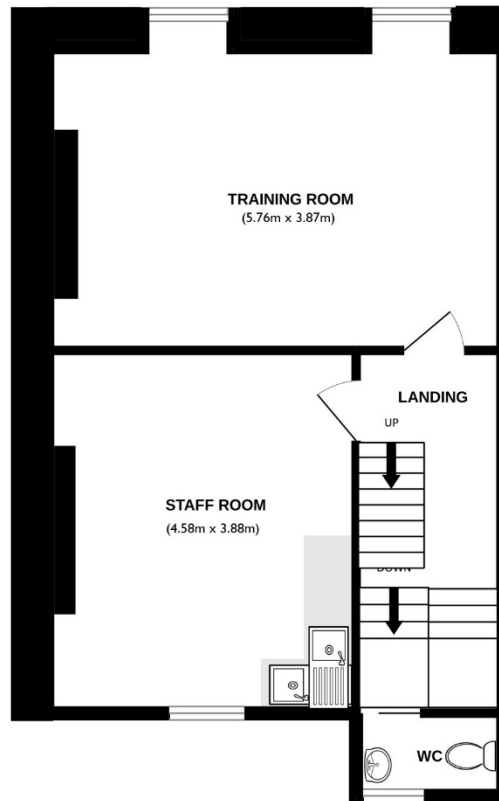
**Directions:** <https://what3words.com/full.resort.book>



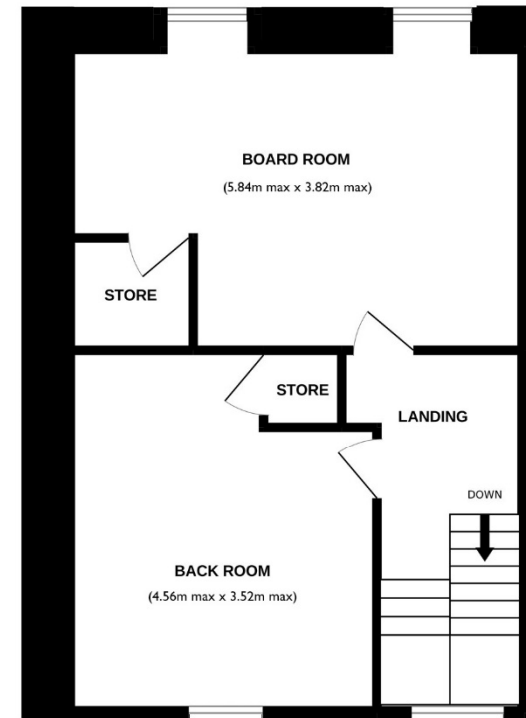
GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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