

Miller Commercial

Chartered Surveyors and Business Property Specialists



4 WENDRON STREET, HELSTON, TR13 8PS

- VERSATILE RETAIL/OFFICE PREMISES
- NEW LEASE OFFERED
- AVAILABLE IMMEDIATELY

£9,000 PER ANNUM EXCLUSIVE - LEASEHOLD



01872 247000 | www.miller-commercial.co.uk

LOCATION:

[The premises are located within Wendron Street; not far from its junction with Coinagehall Street and Meneage Street which are the principal retailing streets within the town centre. Wendron Street includes a number of independent business and retailers including the Flora Cinema.

PREMISES:

A ground floor lock-up retail/office unit with basement. The premises were historically utilised as a restaurant however it is difficult to install commercial kitchen extraction which makes them no longer suitable for this use.

SCHEDULE OF ACCOMMODATION:

Ground Floor - 41.6 sq.m (446 sq.ft) - WC.

Basement - 36.5 sq.m (393 sq.ft) - split over two rooms.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease. VAT will not be payable upon the rental.

LEGAL COSTS:

The incoming lessee to bear the Landlord's reasonably incurred legal costs in connection with the transaction.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £5900. This will remain the same after the re-valuation which comes into force from 01/04/2023. This is below the threshold where businesses which only hold one commercial premises pay business rates. To confirm this please check the business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (99) and expires in July 2029.

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

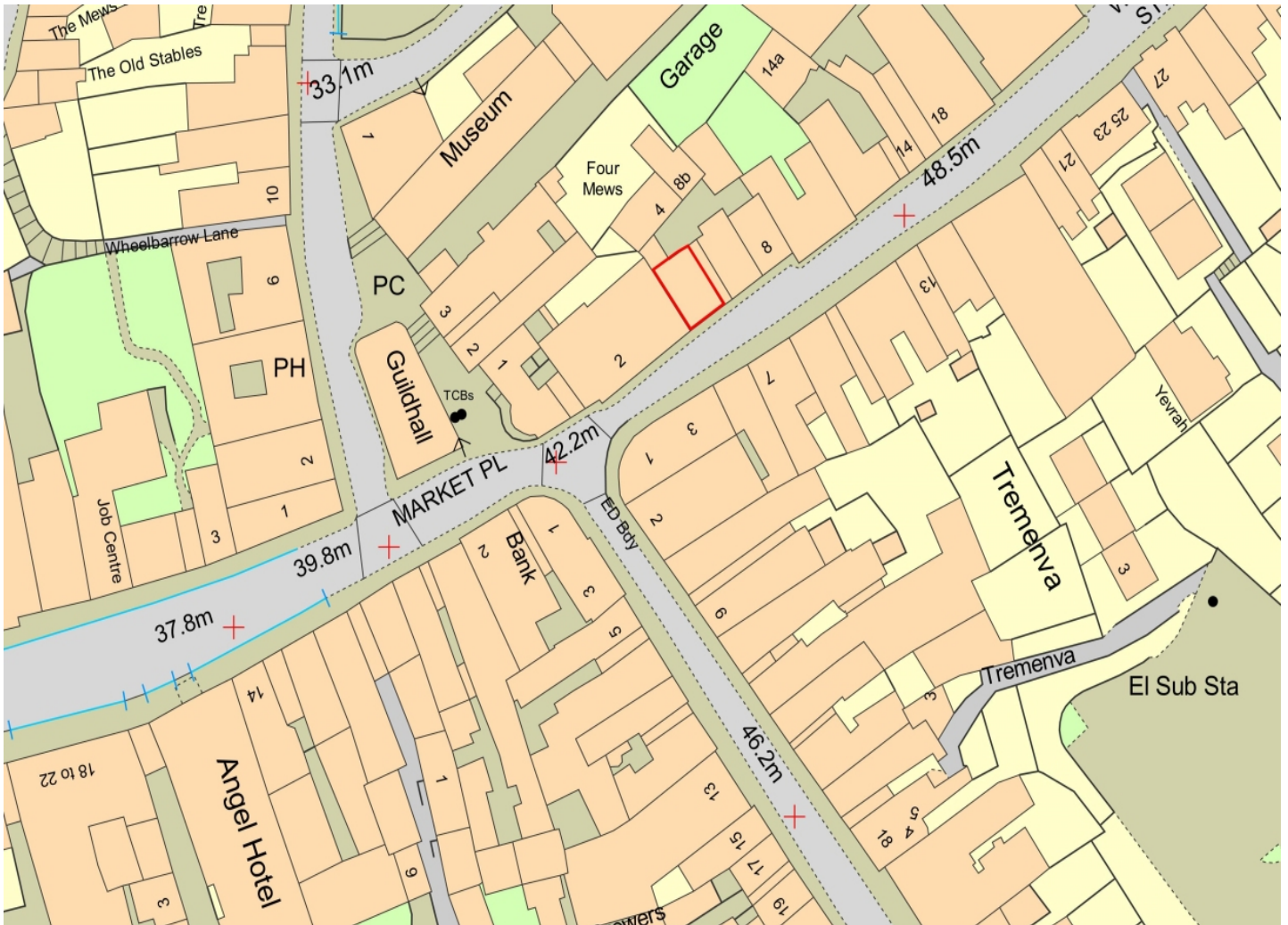
Email jb@miller-commercial.co.uk Or

Thomas Hewitt on 01872 247025

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Will Duckworth on 01872 247034

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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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