

6-8 CHURCH STREET, HELSTON, TR13 8TG



- FOR SALE
- GRADE II LISTED BUILDING IN THE HEART OF HELSTON
- POTENTIAL FOR REDEVELOPMENT
- PLANNING PERMISSION IN PLACE FOR PARTIAL REDEVELOPMENT
- 4 CAR PARKING SPACES

£175,000 FREEHOLD

**Miller Commercial**

The business property specialists



## LOCATION

The property is located in the heart of Helston near to the junction of Coinagehall Street and Market Place. Helston Museum lies directly opposite the building and next door is the Red Lion pub. The local area has a mixture of period residential property and high street commercial units. The Royal Naval Air Station at Culdrose is under 10 minutes' drive away. Helston is serviced by the A394 which links directly to Penzance in the west and Falmouth in the east. Truro, Cornwall's Cathedral City, is a circa 30 minute drive to the east.

## DESCRIPTION

6-8 Church Street comprises a mid terrace, Grade II Listed period building arranged over basement, ground and first floor with a courtyard and separate annexe to the rear. The ground floor is designated as A1 retail space and there is a residential flat on the first floor. The rear annexe has been used as artist's studios previously and benefits from a planning consent to be developed into residential flats. The courtyard can be accessed by Wheelbarrow Lane, a side passage that runs along the edge of the building.

The property is to be sold with vacant possession.

## SCHEDULE OF AREAS

Retail area - 1,642 sq ft (152.5 sq m) NIA

First floor flat - 574 sq ft (53.34 sq m) NIA

Rear annexe - 1,590 sq ft (147.73 sq m) NIA

Total - 3,806 sq ft (353.96 sq m) NIA

## TENURE

We are instructed to seek unconditional offers in excess of £175,000 for the freehold of the building. There is a planning consent in place to redevelop the rear annexe into two residential flats.

Alternatively, the vendor will accept conditional offers in excess of £220,000 with a revised planning consent to redevelop the whole building into 5 residential units.

## LEGAL COSTS

Each party to bear their own.

## BUSINESS RATES

We understand the rateable value for 6 Church St is £2,500 pa and the rateable value for 8 Church St is £5,600 pa. However, please do not rely on this information and we refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171 to make your own enquiries.

## 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

## VALUE ADDED TAX

All the above prices are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

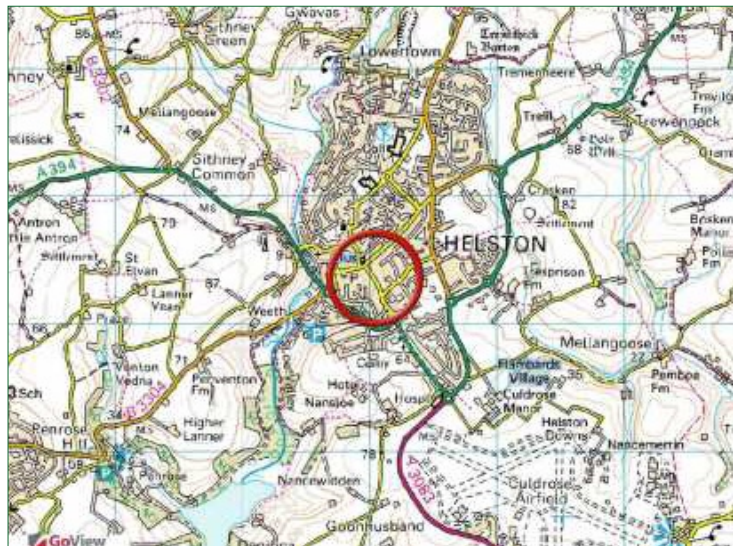
An energy performance certificate has been applied for and can be made available on request.

## CONTACT

For further information or an appointment to view please contact sole agents, Miller Commercial on:

Thomas Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or

Robert Sloman on 01872 247004 or via email [rs@miller-commercial.co.uk](mailto:rs@miller-commercial.co.uk)



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