



FORMER 'THE TOP CHIPPY', FORE STREET, PORTHLEVEN, HELSTON, TR13 9HJ

The Top Chippy only closed last year whilst our client's undertook a programme of repair and renewal works to make this a fine shell for a new business owner. Whilst the obvious choice is for a new fish and chip shop with fixtures and fittings available, it is a versatile space that would suit any number of catering and takeaway options.

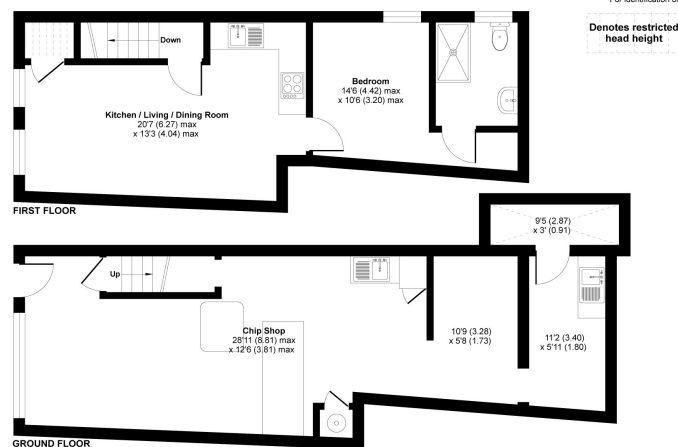
A new 5 year lease, provided with security of tenure under the Landlord & Tenant Act 1954, is offered at an ingoing premium of £49,950 with £12,000 PA rent.

- FORMER HIGHLY RATED CHIPPY
- OPPORTUNITY TO RE-OPEN OR NEW DIRECTION
- RARELY AVAILABLE LEASE IN PORTHLEVEN
- RECENTLY RENOVATED TO HIGH STANDARD
- PRIME FORE ST LOCATION
- 1 BED FLAT ABOVE AVAILABLE SEPARATELY

£49,950 INGOING PREMIUM

Fore Street, Porthleven, Helston, TR13 9HJ

Approximate Area = 967 sq ft / 89 sq m
 Limited Use Area(s) = 10 sq ft / 1 sq m
 Total = 967 sq ft / 90 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Miller Commercial LLP. REF: 900360



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LOCATION:

Porthleven is an historic fishing village with plenty of coffee shops, retail offerings and holiday makers year round. It retains a local community feel with regular events happening around the harbour alongside the ever growing Porthleven Food Festival as well as the Arts Festival. Helston is the nearest town some 2.5 miles distant with supermarkets, high street offerings and other amenities.

PREMISES:

The property comprises a customer waiting area with shop counter, prep area, staff W/C, rear storage and further prep area.

Stairs leading to a 1 bed flat with open plan kitchen diner and shower room which has been all newly fitted by our client. The flat is available separately to an ingoing business owner if desired.

LEASE TERMS:

The premises are available to let on a new 5 year full repairing and insuring lease at a rental of £12,000 offered within the 1954 Landlord & Tenant Act providing security of tenure.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

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>

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 C (63).

CONTACT INFORMATION:

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

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