



48 MENEAGE STREET, HELSTON, TR13 8QY

A single storey retail unit in the heart of Helston's historic town centre. Nearby occupiers include Superdrug, WH Smith, Costa, Boots, Warrens Bakery, Specsavers and the well known and award winning Boo Koo's restaurant.

The property is double fronted with separate staff access via a passageway to the left shared with the above flat tenants, which provides access to the external stores and WC.

- LOCKUP LEASEHOLD RETAIL UNIT
- POPULAR MENEAGE ST LOCATION IN HELSTON
- 43 SQ M (462 SQ FT)
- MAIN RETAIL AREA WITH EXTERNAL STORAGE AND WC
- EPC 'C'
- USE CLASS 'E'

Guide Rent, £7,000 PAX



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Located in the centre of Helston, a market town in the south west of Cornwall, at the head of the Lizard Peninsula. Helston is the main town in the local area with Penzance and Falmouth, both a 25 - 30 minute drive west and east respectively. Just to the south of Helston is The RNAS Culdrose base, the largest employer in the area, as well as Flambards theme park and the Gweek Seal Sanctuary, both well known and popular local tourist attractions. .

SCHEDULE OF ACCOMMODATION:

Main retail area: w. 4.31 m x d 5.7 m
Store 1: w. 2.8 m (max) x d 3.59 m (max)
Store 2: w. 2.86 m x 3.59 m
External WC

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease. The landlord will be redecorating the unit prior to occupation and new external photographs will be available in January 2023.

VAT:

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

LOCAL AUTHORITY:

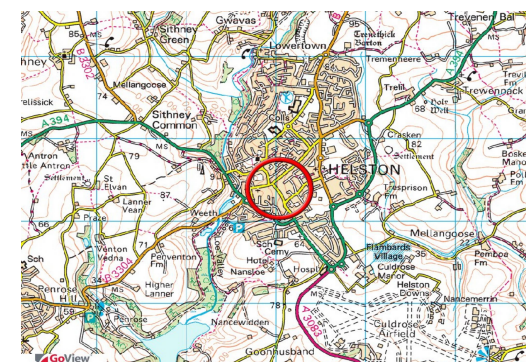
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,100, reducing to £5,100 from 1 April 2023. To find out how much business rates will be payable there is a 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 C (65).

CONTACT INFORMATION:

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

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