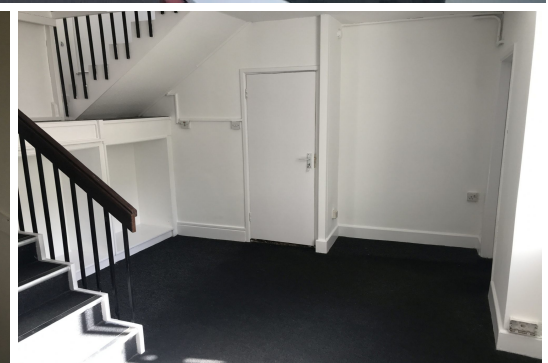


Miller Commercial



Chartered Surveyors and Business Property Specialists



27 Meneage St, Helston, TR13 8AA

- Lock-up Retail Unit
- Grade II Listed Features
- EPC 'B' (48)
- Prime Helston Town Centre Location
- New Lease Offered
- 49 Sq M (528 Sq Ft)

£7,500 PA Exclusive Leasehold



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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 3.82 m x 4.15 m
 Mezzanine retail/storage area 2.26 m x 4.26 m
 Lower ground floor retail area 4.9 m x 2.21 m
 Storage cupboard 0.83 m x 1.25 m
 Staff W/C
 Kitchen: 1.45 m x 3.35 m
 Rear yard
 Total floor area: 49 Sq M (528 Sq Ft)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

LEGAL FEES:

Ingoing tenant to pay their own legal fees and landlord's reasonably incurred legal fees.

VAT:

All the above rentals are quoted exclusive of VAT.

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 £4,500.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
 Western Power: 0845 601 2989
 South West Water: 0800 169 1144

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

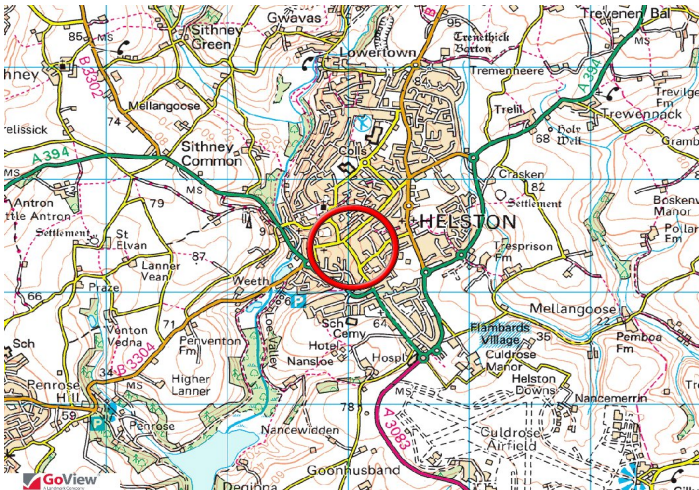
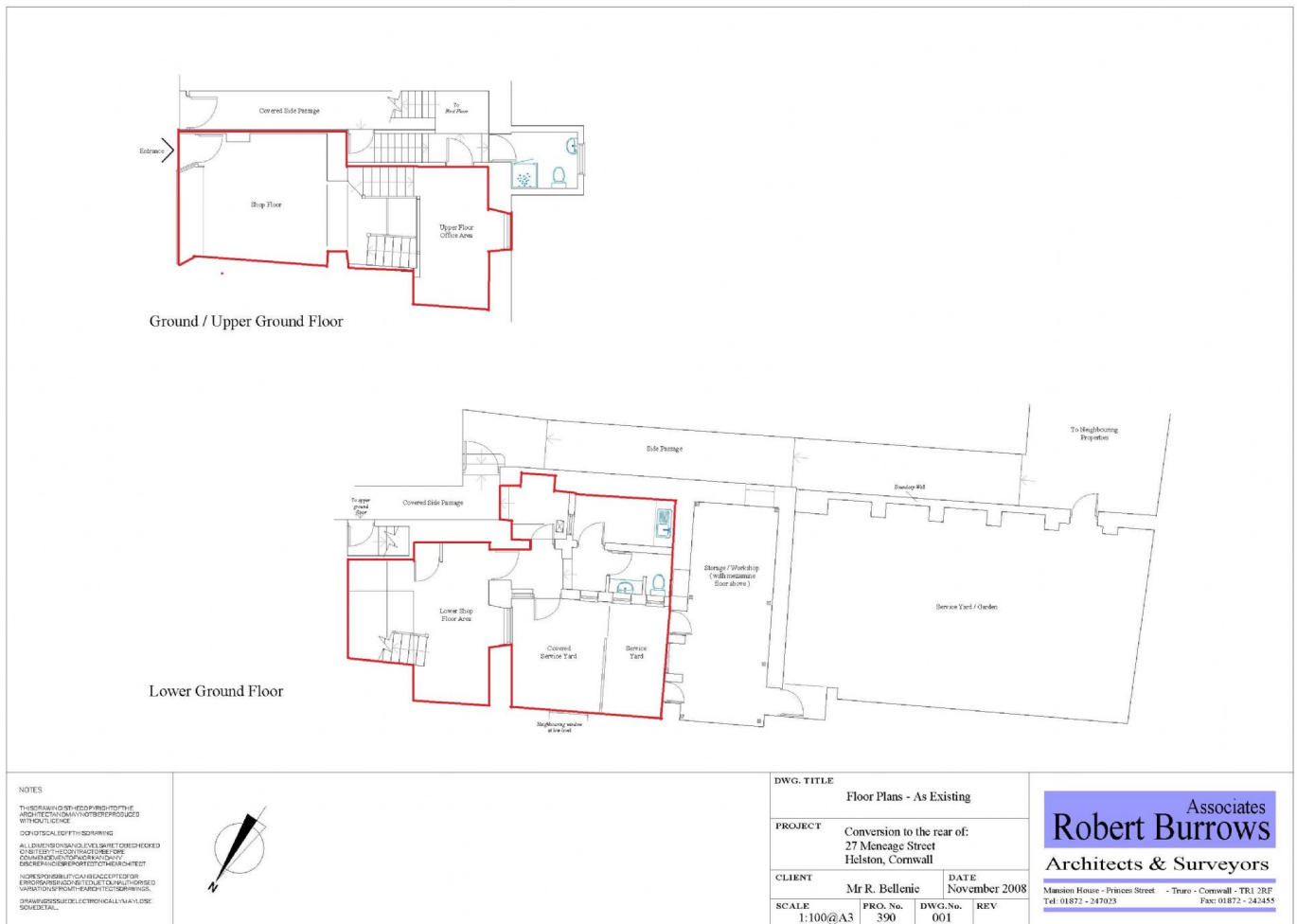
The Energy Performance Rating for this property is B (48).

CONTACT INFORMATION:

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

Jonny Bright on 01872 247022
 Email jb@millers-commercial.co.uk

Will Duckworth on 01872 247034
 Email wd@millers-commercial.co.uk



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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