

Miller Commercial

Chartered Surveyors and Business Property Specialists



FREEHOLD INVESTMENT, 27 MENEAGE STREET, HELSTON, TR13 8AB

- TOWN CENTRE RETAIL INVESTMENT - BUSINESS NOT AFFECTED
- 528 SQ FT (49 SQ M)
- INCOME £6,100 RISING TO £8,600 PER ANNUM
- GRADE II LISTED
- NO VAT PAYABLE
- ENERGY PERFORMANCE ASSET RATING - B (48)

£65,000 - FREEHOLD



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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.

Nearby occupiers include Superdrug, WH Smith, Costa, Boots, Warrens Bakery, Specsavers and the well known and award winning Boo Koo's restaurant.

DESCRIPTION:

A ground floor retail unit with mezzanine and lower floor levels with separately owned and accessed 2 bed flat above.

SCHEDULE OF ACCOMMODATION:

Ground Floor

Main retail area - 3.82m x 4.15m

Mezzanine retail/storage area - 2.26m x 4.26m

Lower ground floor retail area - 4.9m x 2.21m

Storage cupboard - 0.83m x 1.25m

Staff W/C Kitchen - 1.45m x 3.35m

Rear yard

Total floor area- 49 sq M (528 sq ft)

First Floor - 2 bed flat owned separately under a long lease -see below.

TENURE:

Freehold subject to the following leases:

1. Ground Floor - 5 years from 04/08/2023 on proportional full repairing and insuring terms via a service charge (capped at £2,000 per annum). The initial rent is £6,000 per annum rising to £6,500 in year 2, £7,500 in year 3 and £8,500 in year 4 payable monthly in advance. There is a rent review in 2027. The tenant has an option to break on 09/08/2024 and 09/08/2025 - subject to not less than 6 months' notice.
2. First Floor - This is held under a proportional full repairing and insuring lease for a term of 999 years from 2021 at a ground rent of £100 per annum.

VAT:

The property is not elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

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

VIEWING AND CONTACT INFORMATION:

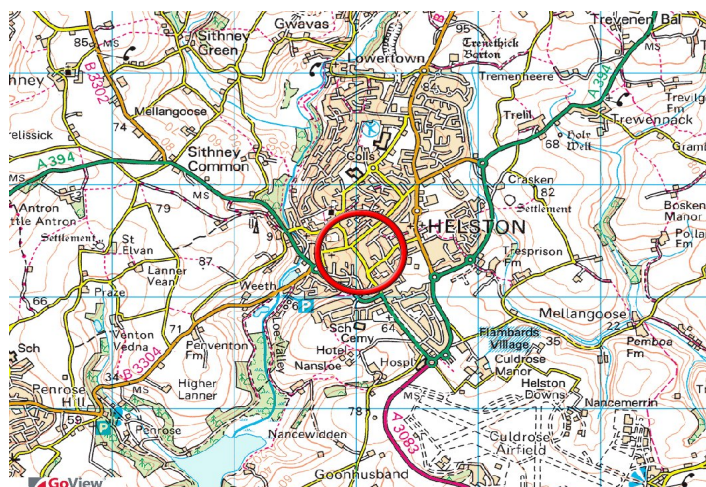
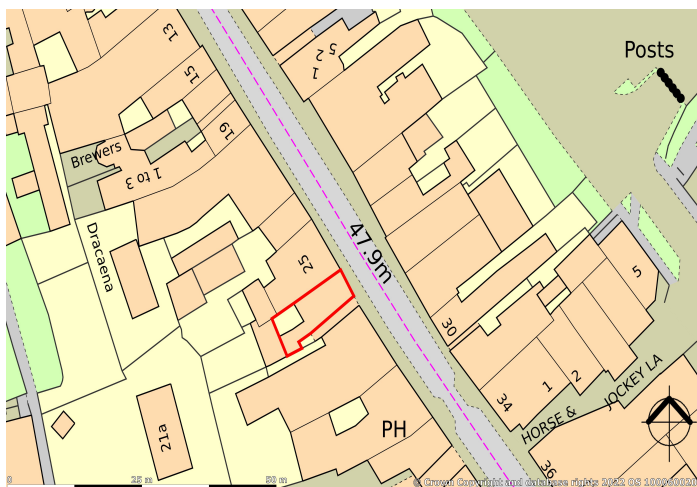
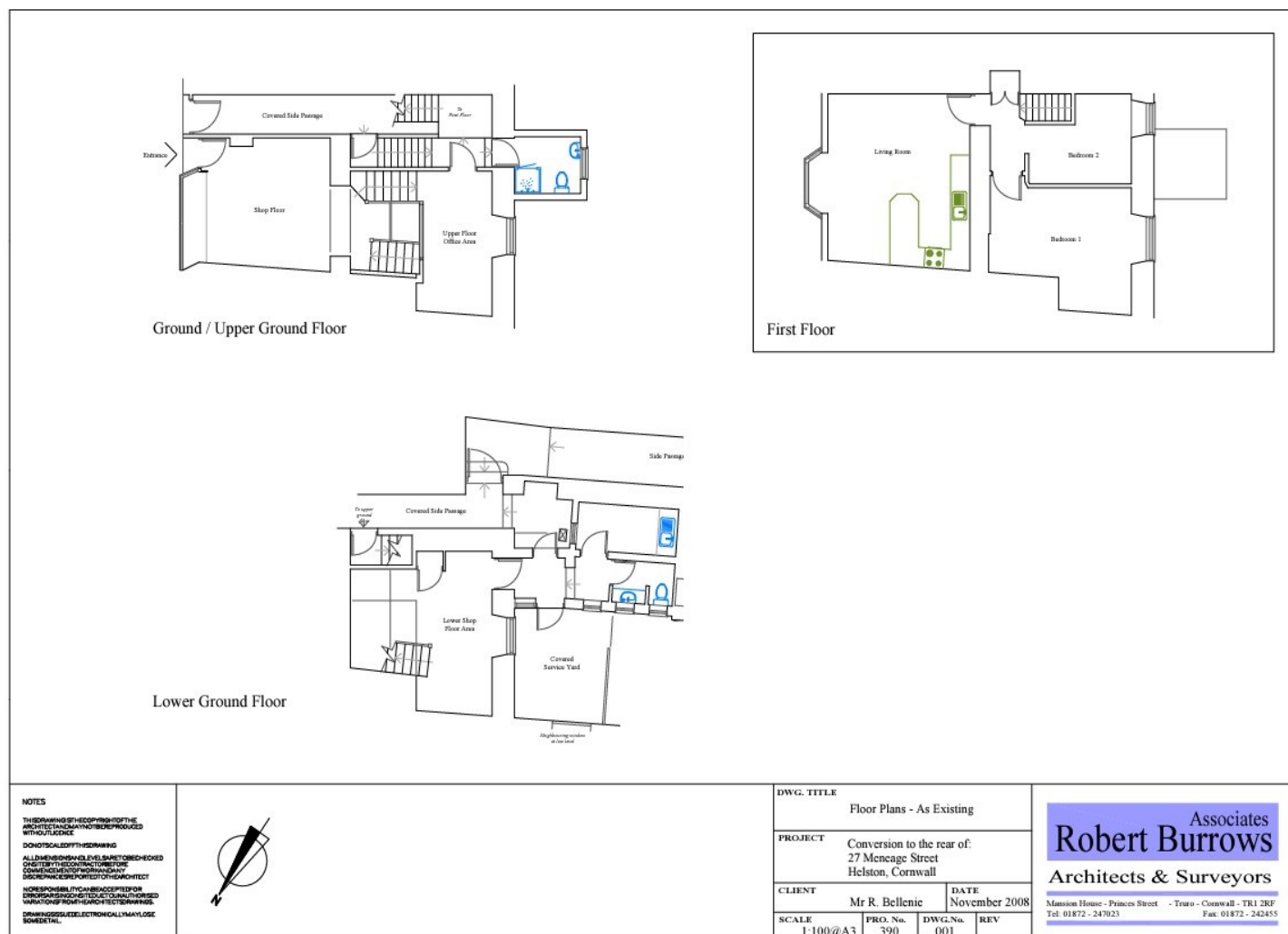
Strictly through Miller Commercial. Please contact either:-

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