



20 MENEAGE STREET, HELSTON, TR13 8AB

The property is arranged over two floors with a large retail area, ample storage, ancillary accommodation along with attached outbuildings to the rear that could offer future development potential subject to all the necessary consents being obtainable.

Let to WH Smith on fully repairing and insuring lease terms from 9th February 2016 with an end date of 5th October 2027 at a current rental of £21,000 per annum.

- **FOR SALE BY AUCTION**
- **AUCTION DATE: WEDNESDAY 12TH JUNE 2024 AT 11:00AM**
- **TOWN CENTRE INVESTMENT**
- **LET TO WH SMITH AND PRODUCING £21,000 PA**
- **POTENTIAL FOR FUTURE REDEVELOPMENT**
- **EPC RATING "E" (112)**

£150,000 AUCTION GUIDE PRICE PLUS FEES*

LOCATION:

An attractive, period property currently let to WHSmith on a Full Repairing and Insuring ease term through to 5th October 2027 at a passing rent of £21,000 pa. The building is located in the popular Cornish town of Helston and situated in Meneage Street, the main thoroughfare through the town, with nearby retailers including Costa, Boots and Superdrug.

DESCRIPTION:

The property is arranged over two floors with a large retail area, ample storage, ancillary accommodation along with attached outbuildings to the rear that could offer future development potential subject to all the necessary consents being obtainable.

Agent's Note:

At the time of publication the Auctioneers have been unable to internally inspect all of the property. These details have been provided to us and interested applicants should rely on their own investigations to verify the information provided.

SERVICE CHARGE:

Not applicable

TENURE / LEASE TERMS:

Freehold

The property is let on FRI terms for a lease term to expire 5th October 2027

VAT:

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

***FEES:**

Please see below link relating to fees:
<https://www.cliveemson.co.uk/buying/buyers-fees/>

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 £21,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (121).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial or Clive Emson. Please contact:-

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025

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Katie Semmens - Clive Emson Auctioneers
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AUCTION DATE:

Wednesday 12th June 2024, 11:00 AM

LOT 35

<https://www.cliveemson.co.uk/properties/250/35/>

