

Miller Commercial

Chartered Surveyors and Business Property Specialists



13 MENEAGE STREET, HELSTON, CORNWALL, TR13 8AA

To be sold by auction via Clive Emson auctioneers on 30th October 2025

A development opportunity with planning permission at first floor level for 4 flats.

A two 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 benefits from a private office, staff welfare facilities and extensive first floor storage, serviced by a goods lift.

- **FOR SALE BY AUCTION ON 30TH OCTOBER 2025**
- **RETAIL PREMISES WITH DEVELOPMENT POTENTIAL**
- **FIRST FLOOR HAS PLANNING PERMISSION FOR 4 X FLATS**
- **4,530 SQ FT (420.85 SQ M)**
- **SPLIT OVER TWO FLOORS**
- **AVAILABLE IMMEDIATELY**
- **EPC RATING - D (90)**

£85,000 PLUS FEES



01872 247000 | www.miller-commercial.co.uk



A total area of 4,530 sq ft (421.8 sq m).
Ground floor sales - 2,311 sq ft (214.7 sq m)
First floor - 2,230 sq ft (207.13 sq m).

The premises are available for sale as a freehold

ONLINE AUCTION - 30TH OCTOBER 2025
CLIVE EMSON AUCTIONEERS
<https://www.cliveemson.co.uk/properties>

£85,000 plus fees. Please view the online listing for full details

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

The property benefits from planning permission to convert the upper floor into 4 x residential units. Consent has been provided under application number PA24/04713

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 £27,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

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

The Energy Performance Rating for this property is D (90).

Strictly by prior appointment through Miller Commercial.

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

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

or

Clive Emson on 01392366555

