20 MENEAGE STREET, HELSTON, TR13 8AY

£18,000 PER ANNUM EXCLUSIVE

Miller Commercial

Chartered Surveyors and Business Property Specialists

FIRE
EXIT

cisco

CASH
CABINET
BTS STICKERED STOCK
HALF PRICE NOW £ 6.49 WAS £
PO Number: 20191203-650828
Deliver to: WH Smith High Street
Birmingham
Deykin Avenue, Witto
Birmingham B6 7BH
Country of Origin: CHINA
Carton No.:

LOCATION:
Helston is a traditional market town and the UK's most southerly town, serving a wide rural and coastal catchment.

The property occupies a prominent position on Meneage Street, close to Superdrug, Boots, Philps Famous Pasties, Boo Koos Burgers, Williams Furniture and Costa. Meneage Street forms part of the town's primary retail pitch, with good pedestrian footfall throughout the trading day.

The town is well known for its annual Flora Day celebrations and benefits from consistent local trade together with seasonal visitor activity from the nearby south Cornish coastline and Lizard Peninsula.

Helston also provides a range of car parking within walking distance of the town centre, supporting both local shoppers and visiting trade.

DESCRIPTION:
Externally, the property has a granite block frontage in keeping with its Grade II Listed status and the character of the surrounding streetscape.

Internally, the accommodation is arranged over two floors.

The ground floor comprises a generous retail area with good frontage. Till points are currently positioned at the front of the unit, making efficient use of the space and allowing the remainder of the floor to be given over to display and customer circulation.

The first floor provides ancillary accommodation, including stock rooms and W/Cs, suited to storage, offices or staff use.

Attached outbuildings to the rear offer scope for future development, subject to obtaining the necessary consents.

The property offers flexible accommodation suited to a range of retail or alternative uses.

The current tenants will vacate the property, which will be available from mid-September.

SCHEDULE OF ACCOMMODATION:
The property provides a gross internal area (GIA) of approximately 470.31 sq m (5,062 sq ft).

LEASE TERMS:
The landlord is seeking to grant a new lease on full repairing and insuring (FRI) terms.

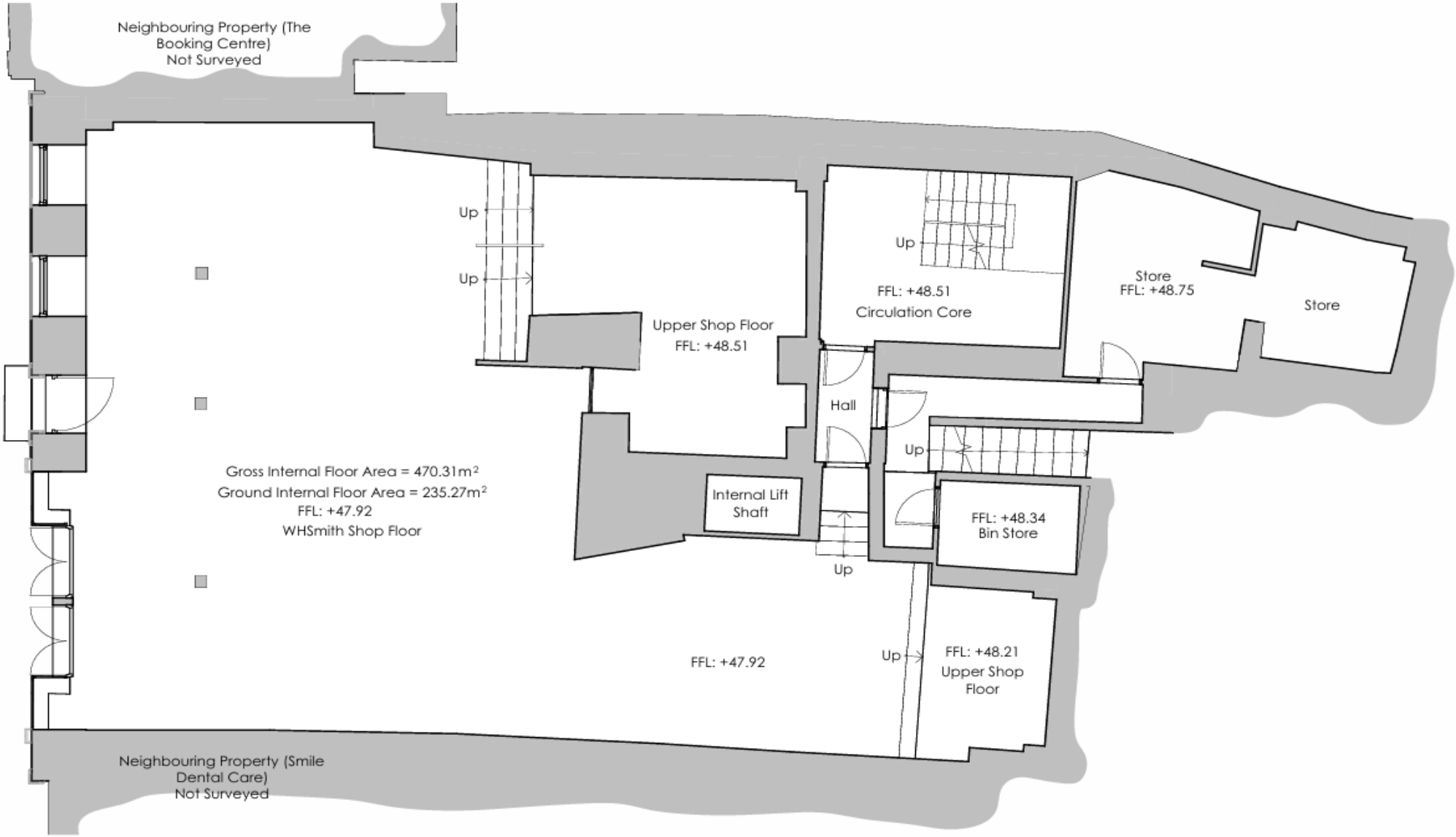
VAT:
All the above rentals are quoted exclusive of VAT.

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

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 £24,500. 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 pending.

Note: The Agents have not been able to inspect the first floor and are therefore unable to comment further on its condition or layout.



1 Ground Floor Plan

1 : 100

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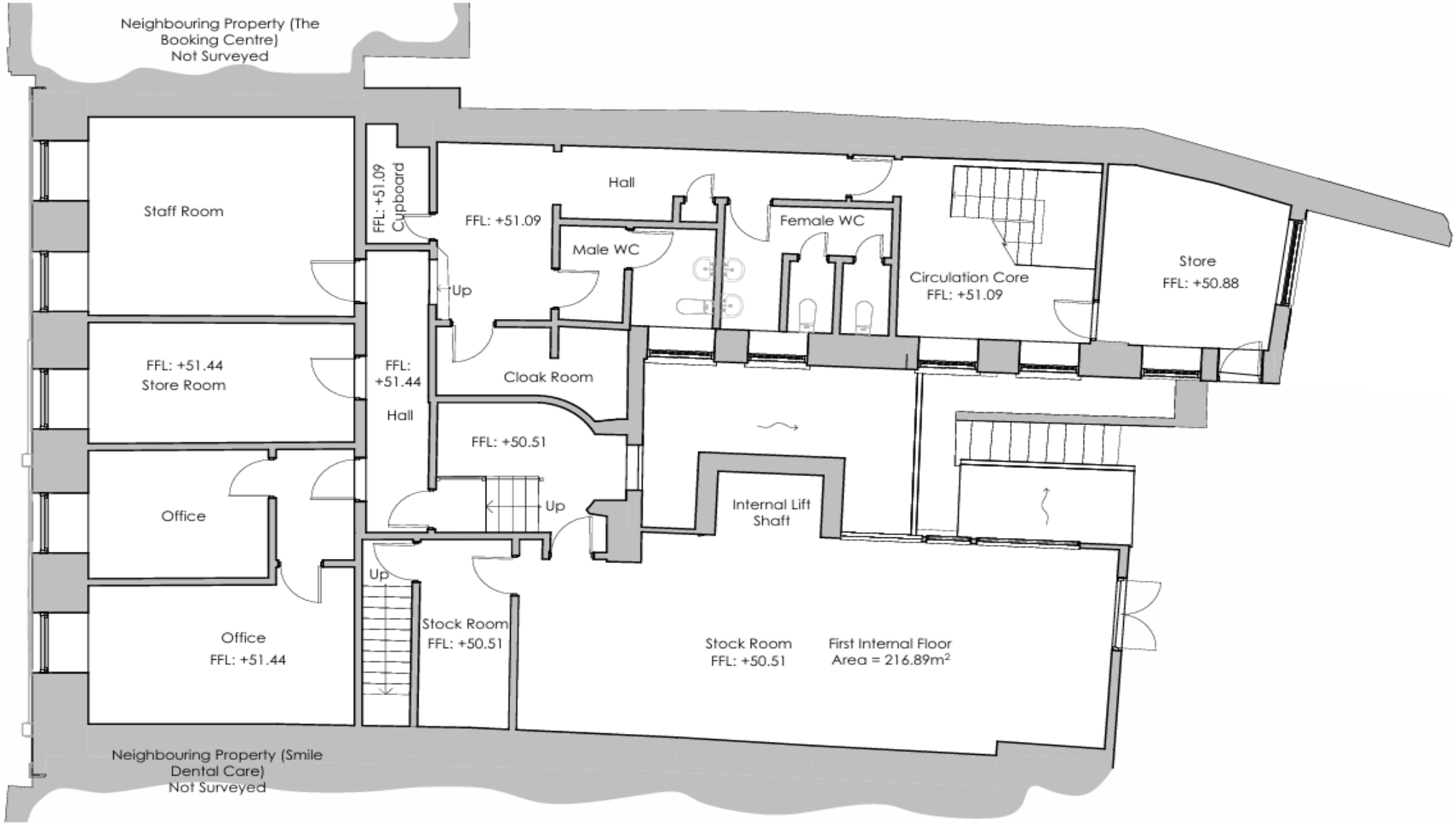

2 First Floor Plan

1 : 100

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VIEWING AND CONTACT INFORMATION:
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