Miller Commercial

Chartered Surveyors and Business Property Specialists



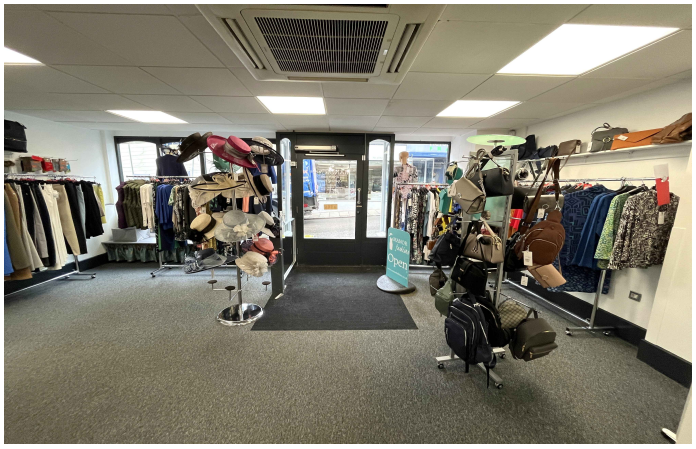
11 MENEAGE STREET, HELSTON, TR13 8AA

Prominently positioned on Meneage Street within Helston's principal retail pitch, the property comprises a well-configured ground and first floor Class E unit of approximately 1,083 sq ft (NIA).

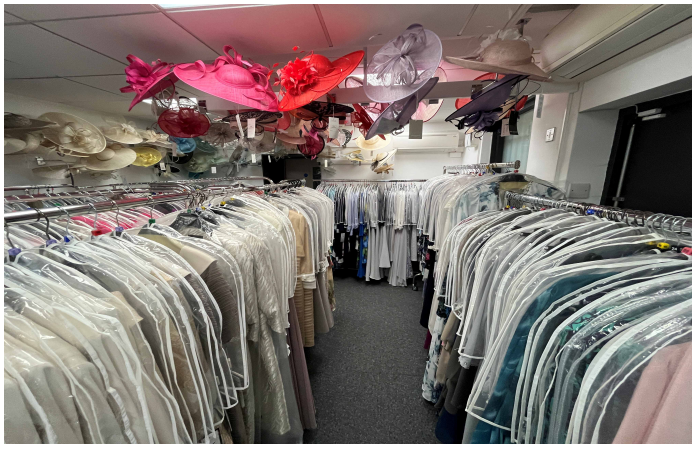
Currently occupied by a fashion retailer, the property benefits from a glazed frontage and strong town centre position, with vacant possession available in the autumn.

- **PROMINENT LOCATION IN CENTRAL HELSTON**
- **RETAIL UNIT OF 1083 SQ FT (101 SQ M)**
- **ANCILLARY STORAGE, KITCHENETTE AND WC FACILITIES**
- **STRONG LEVELS OF FOOTFALL**
- **AVAILABLE FOLLOWING TENANT VACATION ANTICIPATED AUTUMN 2026**
- **EPC RATING OF"B"42**

£12,500 PER ANNUM EXCLUSIVE









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. 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.

DESCRIPTION:
Situated on Meneage Street within Helston's principal retail pitch, the property comprises a well-proportioned shop arranged over ground and first floors. The ground floor provides an open-plan sales area with glazed frontage, with stairs located to the rear leading to the upper level.

The first floor offers generous ancillary accommodation with multiple storage areas, kitchenette facilities, two separate WCs and skylights providing good natural light.

Extending to approximately 1,083 sq ft, the property is well suited to a range of retail or service-led Class E uses.

SCHEDULE OF ACCOMMODATION:
Ground floor: approx. 70 sq m (762 sq ft)
First floor: approx. 30 sq m (321 sq ft)
Total accommodation: approx. 101 sq m (1,083 sq ft) NIA
Kitchenette and WC facilities

VAT:
No VAT payable on Rent.

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 confirms that the current Rateable Value is £12,000. At this level, most qualifying small businesses may be eligible for Small Business Rates Relief and, subject to occupier status, could therefore have little or no business rates liability.

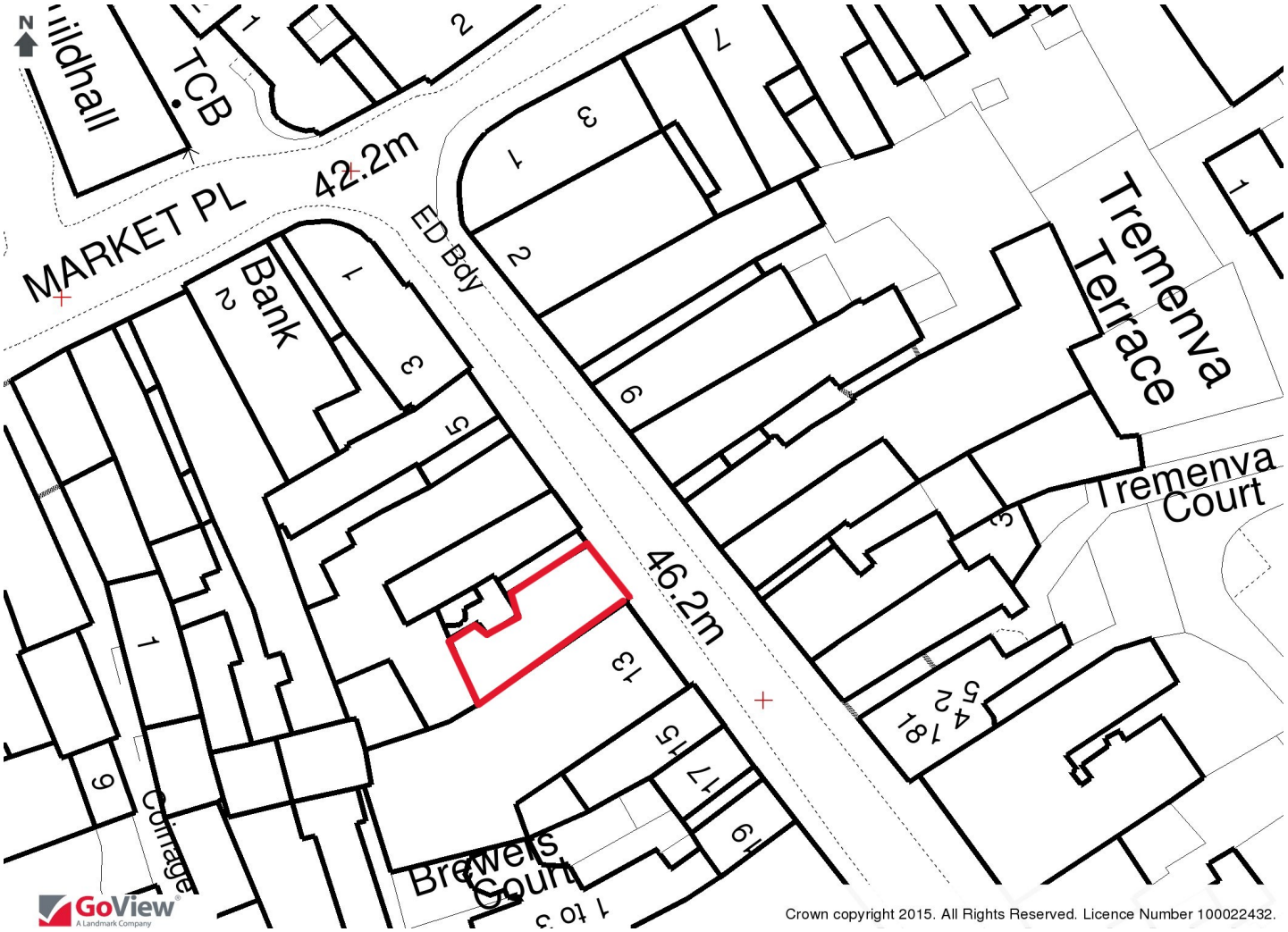
To calculate the amount of business rates payable, a business rates estimator is also available via the government website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (42).

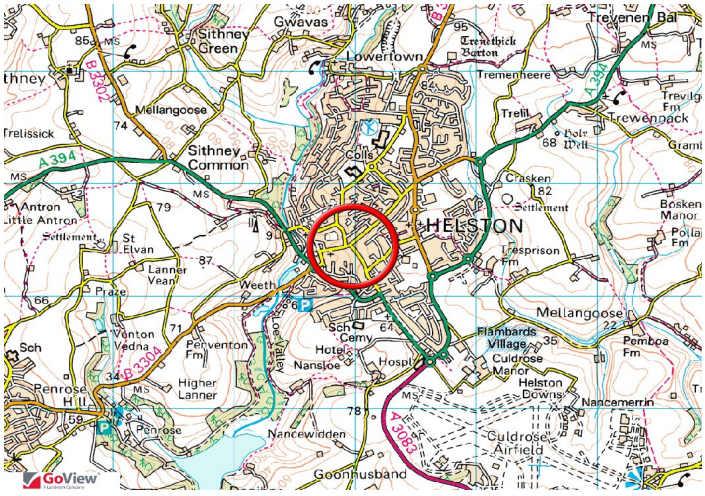
VIEWING AND CONTACT INFORMATION:
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