

stratton  
creber  
commercial

property consultants



# For Sale

45 Coinagehall Street,  
Helston, TR13 8EU

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Residential Development Opportunity

Period office building with rear garden

Planning Permission for change of use to a  
3 bedroom house and 1 bedroom apartment  
PA21/00745

Historic town centre location

Guide Price £310,000

Viewing by prior appointment with  
Tom Neville

**(01872) 261028**

[tomneville@scctruro.co.uk](mailto:tomneville@scctruro.co.uk)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## Location & Description

The property is situated within Helston town centre on the north side of Coinagehall Street. The immediate surrounding properties are residential. The property comprises a mid-terrace 3 storey converted period office building with rear garden. Internally the ground and first floors are arranged to provide various offices and staff facilities with a lower ground floor of storage and ancillary accommodation.

The property would suit continued use as offices or redevelopment to residential as approved.

## Accommodation

(all areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated)

|                    |          |             |
|--------------------|----------|-------------|
| Lower Ground Floor | 54 sq m  | 584 sq ft   |
| Ground Floor       | 52 sq m  | 562 sq ft   |
| First Floor        | 72 sq m  | 768 sq ft   |
| Total:             | 178 sq m | 1,914 sq ft |

Site Area: 0.05 acres

## Tenure

Freehold for sale with vacant position. Guide price £310,000.

## Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £7,200 effective from 1 April 2023. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D (99).

## Planning

The property benefits from Conditional Planning Permission PA21/00745 dated 31/03/21 for Change of Use to residential use, providing a 3 bedroom house and 1 bedroom apartment. The approved plans outline a ground floor of an entrance hall, kitchen/dining room, lounge and utility/cloakroom; a first floor of 3 bedrooms, a bathroom and shower room; and a lower ground floor of a rear entrance and the apartment. The apartment will have separate access from the side and comprise a kitchen/living room, bedroom and shower room.

Further details available via the Council's Planning Portal:

<https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/>

<https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/Or> on request.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the purchase price. However, we suggest all interested parties make their own enquiries.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. Purchasers maybe required to cover the vendor's reasonable legal fees should a purchaser abort an agreed transaction.

## Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other required associated documents.

Date: 9 March 2022

Ref: TR1660 (V2)



### Truro Office

Compass House, Truro Business Park, Threemilestone,  
Truro, Cornwall, TR4 9LD  
Tel: 01872 261028  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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