

# RETAIL UNIT TO LET

## HELSTON

GROUND FLOOR  
22 COINAGEHALL STREET  
HELSTON  
CORNWALL TR13 8EB

SBC  
PROPERTY

01872 277397



LOCATED IN POPULAR HISTORIC MARKET TOWN  
SUBSTANTIAL GROUND FLOOR RETAIL SALES 4,397 SQ FT  
NEW LEASE AVAILABLE

RENT £25,000 PER ANNUM

# GROUND FLOOR, 22 COINAGEHALL STREET, HELSTON TR13 9EB

## LOCATION

The property is located in the historic market town of Helston, located in the south-west of Cornwall. The town has a resident population of approximately 13,000 persons and is the principal retailing centre for the Lizard Peninsula. Falmouth is located 8 miles east, Redruth/Camborne 10 miles to the north and Penzance approximately 15 miles to the west.

The property is situated in the heart Helston town centre on Coinagehall Street, close to the town's Post Office and within an established retail location.

## DESCRIPTION

The property comprises the ground floor of a three-storey property (upper floors not included) and is Grade II Listed. The ground floor has been extended to the rear to provide substantial retail sales totalling 408 sq m (4,397sq ft).

Internally, the property is an open-plan configuration with tiled flooring, plasterboard ceiling and suspended tile ceiling with inset lighting. Located to the rear is access to the stockroom, staff room, manager's office and toilet facilities.

## ACCOMMODATION    Areas are approximate.

Gross Frontage	7.66 m
Net Frontage	6.69 m
Built Depth	63.85 m
Ground Floor Retail Sales	408.1 sq m (4,397 sq ft)
Ancillary Areas	115.22 sq m (1,240 sq ft)

## PLANNING

The property is ideally suited for retail uses, occupying a central position within the town centre but other uses may be considered subject to landlord's and planning consents being obtained.

## TERMS

The property is available by way of a new lease with terms to be agreed on the following basis:-

Term:	10 years (with tenant only break at Year 5)
Repair:	Proportional Full Repairing
Use:	Class E – Retail, Offices, Clinics
Rent:	£25,000 per annum plus VAT if applicable

## EPC

The property has an EPC Rating of C under Certificate Number 9311-3090-0519-0990-9301.

## BUSINESS RATES

Rateable Value                    £31,500.

Potential occupiers should confirm actual rates payable.

## VAT

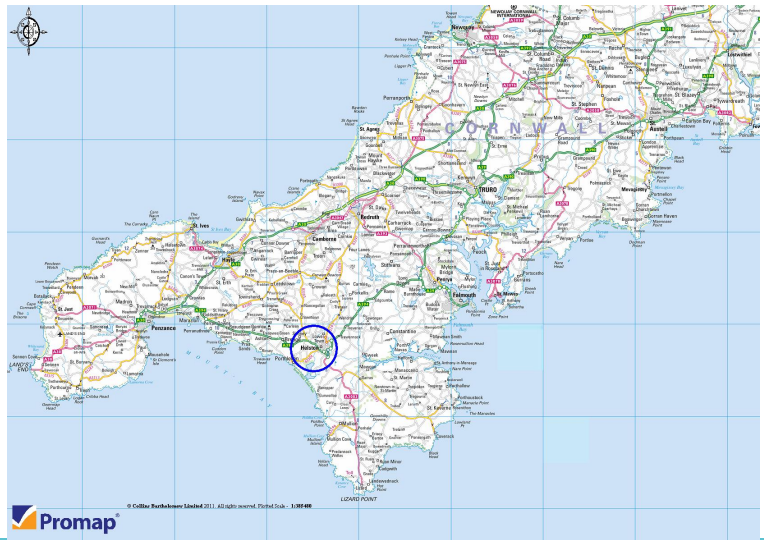
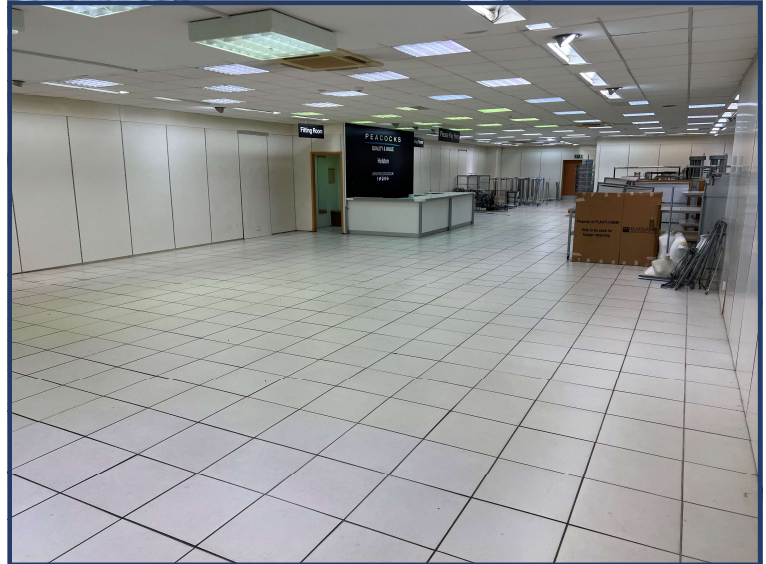
To be confirmed.

## VIEWING

Strictly by appointment with the letting agent, SBC Property.



# GROUND FLOOR, 22 COINAGEHALL STREET, HELSTON TR13 9EB



SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall  
TR1 2HX

FAO: Carl Jenkin  
TEL: 01872 277397  
EMAIL: carl@sbcproperty.com

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property.

SBC Property is the trading name of  
Scott Burrige Commercial LLP

[www.sbcproperty.com](http://www.sbcproperty.com)

**SBC**  
PROPERTY

01872 277397