



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

FOR SALE - £795,000

133-135 Meneage Street Helston TR13 8RW

- Prominent Retail/Residential Investment Freehold in Helston with total annual income of £64,495
- Retail premises let to SPAR and Subway on a lease and licence expiring May 2028
- Total annual income for SPAR/Subway £56,215
- Lease to Gillett's (Callington) Ltd. (SPAR) at £25,000 per annum
- Licence to Subway Realty Ltd at £13,200 per annum plus an 8% turnover rent.
- £690 pcm (£8,280 p.a.) income from AST for 2-bedroom Flat
- 2 miles from RNAS Culdrose Naval Airbase, 20 miles from Truro and 40 miles from Newquay Airport

Viewing by prior appointment with:
Tim Smart

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t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Helston lies on the south coast of Cornwall, close to The Lizard Peninsula, and has a population in excess of 8,500, boosted by the nearby Culdrose Naval Air Base. The town has a number of national retailers such as Boots, WH Smith and Superdrug, all located on Meneage Street. There are several large supermarkets including Sainsbury's and Tesco, leisure facilities and schools nearby which are accessible by public transport. Truro, the main administrative centre of Cornwall, lies 20 miles away.

Property

133-135 Meneage Street is a prominent retail unit adjoining a 2-bedroom flat, located on a busy main road into the town of Helston. The retail area comprises of a SPAR supermarket, with a Subway counter section at the rear of the retail shopfloor.

Tenure

Freehold—£795,000 Guide Price

Tenancy

135 Meneage Street—SPAR

Let on a 15-year lease from May 2013 expiring May 2028 to Gillett's (Callington) Ltd. Rental of £25,000 per annum with reviews on the 5th and 10th anniversaries of the lease.

Part of 135 Meneage Street—Subway

Let on a licence to Subway Realty Ltd from July 2022 to May 2028 at £13,200 per annum plus an 8% turnover rent. Rent Review date 25 July 2027

Flat at 133 Meneage Street

£690 pcm (£8,280 p.a.) income from AST for 2-bedroom Flat

EPC

133 Meneage Street (Flat)- D
135 Meneage Street (Retail) — B

Planning

Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Legal Costs

The prospective purchaser will be liable for the seller's reasonable legal costs.

Services

We understand that mains electricity, gas, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Council Tax and Rateable Value

The Council Tax Band for the Flat is Band A. The rateable value of 135 Meneage Street TR13 8RQ is £60,500 p.a. as of 2023.

Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.

Cornwall Office: Trenoweth, Troubridge Road, Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



Accommodation

Accommodation	Sq. M (NIA)	Sq. ft (NIA)
SPAR Retail	212	2281.97
Subway Counter	12.5	134.55
Subway Rear	28.4998	306.77
SPAR Rear / Storage / Kitchenette	79.88	859.83
First Floor Office	18.575	199.94
Total	351.45	3783.06

Accommodation	Sq. M (IPMS 3B)	Sq. ft (IPMS 3B)
Bathroom Ground Floor	9.92	106.78
Bedroom 1	12.4509	134.02
Bedroom 2	9.76	105.06
Dining	16.85	181.37
Lounge	9.444	101.66
Kitchen	16.1275	173.60
Total	58.4249	802.48



Retail External



Residential External

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Photos



SPAR Shopfloor



Subway



Flat—Kitchen



Flat—Dining Area



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Map of Cornwall



Map of Cornwall locating Helston with red arrow

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