



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

19-21 Coinagehall Street Helston TR13 8ET

### GROUND FLOOR RETAIL / OFFICE PREMISES

- **TO LET—£10,000** per annum exc VAT
- Available from October 2024
- Prominent town centre building
- Situated on Helston main high street
- 2705 sq. ft (251 sq. m) available
- Potential for the premises to be divided and shared
- Suitable for a range of uses and professions
- Off road parking for 2-3 cars available



Viewing by prior appointment with:  
**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## Location

Helston lies on the south coast of Cornwall, close to The Lizard Peninsula. The population is approximately 11,700, boosted by the nearby Culdrose Naval Air Base, with approximately 3,000 personnel. The town has a number of international retailers such as Boots, WH Smith, Superdrug and Costa Coffee. There are several large supermarkets including Sainsbury's, Tesco and Lidl. Truro, the main administrative centre of Cornwall lies 18 miles distant and Newquay Airport is located 36 miles away.

## Description

Prominent former Bank building on Helston's main high street, Coinagehall Street. The former Bank building comprises of an entrance lobby leading to ground floor open plan space (currently partitioned into two spaces), with separate office room, storage vault and basement storage. To the rear there is male and female toilet facilities, office suite and storage room. On the first floor there is a kitchenette.

Due to the size and layout of the premises, there is potential for the space to be divided and shared.

## Tenure

Available on a new lease. Terms to be negotiated.

## Energy Performance Certificate

Rating of C.

## Services

We understand that mains electricity, 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.

## Schedule of Accommodation

All measurements are approximate Net Internal Areas.

Accommodation	Sq. M	Sq. ft
Ground Floor Zone A	74.869	805.89
Ground Floor Zone B	34.24	368.56
Ground Floor Rear	119.09	1281.88
First Floor Kitchenette	23.12	248.86
<b>Total</b>	<b>251.319</b>	<b>2705.20</b>

### 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



## Service Charge

To be confirmed

## Insurance Rent

To be confirmed

## Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk) or 0300 1234 151.

## 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

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

## 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.

## Rateable Value

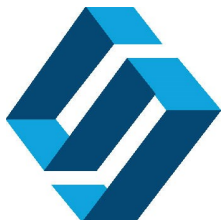
From a visit to [www.voa.gov.uk](http://www.voa.gov.uk) we understand that the current rateable value is £23,000 effective from 1st April 2023.

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# SMART COMMERCIAL PROPERTY

## Photos



Front Retail / Office Area



Front Retail / Office Area



Front storage



Rear Office

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## Map of Cornwall and Devon



Red arrow marking Helston

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