

COMMERCIAL PROPERTY CONSULTANTS

Ref.No: 4724

**GROUND FLOOR RETAIL UNIT
TO LET**

**SAVOY HOUSE, CHURCHTOWN, MULLION,
HELSTON, TRI2 7HQ**

Ground Floor Sales Area 35.69 m² (384 ft²)

Available on a new lease at £5,000 per annum.



**Contact: Stuart Sly or Rosie Brenton
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TRI 2SQ**

**Tel: (01872) 261216
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Email: all@charterwood.com

Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract

LOCATION:

Mullion is a popular village located on the Lizard Peninsula at the most Southerly point of Cornwall. The nearby historic market town of Helston is approximately 5 miles to the north of Mullion. The village offers a good range of facilities including shops, Co-operative convenience store, well regarded primary and comprehensive schools and a nursery. Due to the popularity of the surrounding area as a tourist destination, visitor numbers increase significantly during the summer season.

SITUATION:

The property is centrally located in one of the main thoroughfares in Mullion village. Nearby occupiers include the SPAR and Cooperative stores and a number of independent retail shops.

DESCRIPTION:

The ground floor offers two spacious trading rooms, both with attractive bay display windows fronting onto the pavement of one of the main streets in Mullion. A further storage room and WC are also located on the ground floor. The retail rooms offer a spacious and light trading space with wood flooring, slat walls and shelving. The room is lit by a number of spotlight arrangements and has a decent ceiling height.

ACCOMMODATION: (All dimensions and areas are approximate)

Ground floor

Sales Room 1	19.52 m ²	(210 ft ²)
Sales Room 2	10.50 m ²	(113 ft ²)
Storage Room	5.67 m ²	(61 ft ²)
WC		
<u>Total Sales Area</u>	<u>35.69 m²</u>	<u>(384 ft²)</u>

LEASE DETAILS

The property is available on a new proportional full repairing and insuring lease for a term to be agreed.

RENT:

£5,000 per annum, payable quarterly in advance.

BUSINESS RATES:

Rateable Value: £5,000

Qualifying occupiers will be eligible for 100% Small Business Rate Relief. For further information regarding rates payable and Small Business Rate Relief, contact Cornwall Council - Tel: 0300 1234171.

SERVICES:

We understand the property is connected to mains electricity, water and drainage.

LEGAL COSTS:

The ingoing tenant will be responsible for the reasonable legal costs incurred in the preparation and execution of the lease.

VIEWING:

Viewing arrangements may be made through Charterwood on (01872) 261216.

Contact Stuart Sly – stuart@charterwood.com or Rosie Brenton – rosie@charterwood.com.

MONEY LAUNDERING REGULATIONS

In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all clients that are conducting property transactions through the Company.

ENERGY EFFICIENCY RATING:



THIS PROPERTY HAS A RATING OF 67 (BAND C)

Certificate Reference Number: 8525-6794-1173-6092-2631

Report Reference Number: 1514-4706-0344-7689-6449



The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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