



13 MENEAGE STREET, HELSTON, TR13 8AA

TO BE SOLD BY AUCTION 4TH MAY 2023 - CLIVE EMSON
AUCTIONEERS

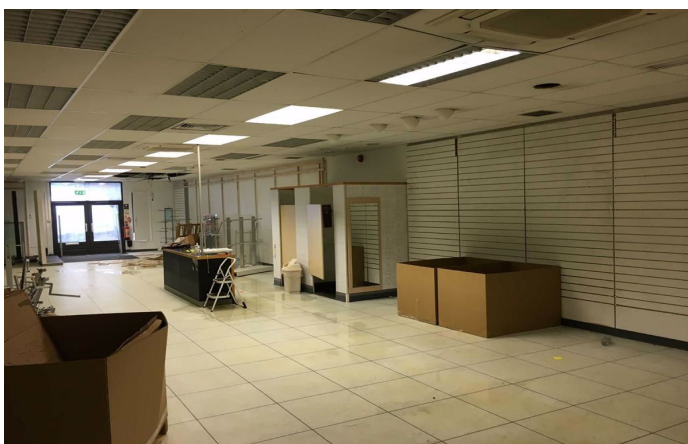
<https://www.cliveemson.co.uk/properties/241/27/>

A two storey retail unit in the heart of Helston's historic town centre. Nearby occupiers include Superdrug, WH Smith, Costa, Boots, Warrens Bakery, Specsavers and the well known and award winning Boo Koo's restaurant. The property benefits from a private office, staff welfare facilities and extensive first floor storage.

Located in the centre of Helston, a market town in the south west of Cornwall, at the head of the Lizard Peninsula. Helston is the main town in the local area with Penzance and Falmouth, both a 25 - 30 minute drive west and east respectively. Just to the south of Helston is The RNAS Culdrose base, the largest employer in the area, as well as Flambards theme park and the Gweek Seal Sanctuary, both well known and popular local tourist attractions.

- FOR SALE BY AUCTION ON 4TH MAY 2023
- LARGE RETAIL UNIT
- PRIME SHOPPING AREA OF HELSTON
- 4,530 SQ FT (420.85 SQ M)
- SPLIT OVER TWO FLOORS
- AVAILABLE IMMEDIATELY
- EPC RATING - D (90)

Freehold for sale by auction - £190,000 plus fees

**SCHEDULE OF ACCOMMODATION:**

A total area of 4,530 sq ft (421.8 sq m).
 Ground floor sales - 2,311 sq ft (214.7 sq m)
 First floor storage - 2,230 sq ft (207.13 sq m).

TENURE:

The premises are available for sale as a freehold

AUCTION DETAILS:

ONLINE AUCTION - 4TH MAY 2023
 CLIVE EMSON AUCTIONEERS
<https://www.cliveemson.co.uk/properties/241/27/>

AUCTION GUIDE PRICE:

£190,000 plus fees. Please view the online listing for full details

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £27,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
 Western Power: 0845 601 2989
 South West Water: 0800 169 1144
 Transco: 0800 111 999

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (90).

VIEWING:

Strictly by prior appointment through Miller Commercial.

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013
 Email ts@miller-commercial.co.uk

Will Duckworth on 01872 247034
 Email wd@miller-commercial.co.uk

