



RETAIL AND RESIDENTIAL OPPORTUNITY, 6 WENDRON STREET, HELSTON, TR13 8PS

6 Wendron Street comprises a ground floor lockup leasehold unit with a 3-bed maisonette on the first and second floor and the benefit of basement storage.

The opportunity here is to source a new tenant for the commercial unit and maisonette. Alternatively one could create two flats on the first and second floor to maximize rental income, subject to planning. A third option would be for a new owner-occupier to live above whilst running their own retail business from the commercial premises.

All in all this represents a rare opportunity for a variety of uses in a town centre location and is one not to be missed.

- FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY
- GROUND FLOOR LOCKUP RETAIL UNIT
- FIRST AND SECOND FLOOR 3 BED MAISONETTE
- POTENTIAL TO CREATE MULTIPLE FLATS
- MAISONETTE EPC 'D' (60)
- CENTRAL TOWN LOCATION

Guide Price: £250,000



LOCATION:

The premises are located within Wendron Street; not far from its junction with Coinagehall Street and Meneage Street which are the principal retailing streets within the town centre. Wendron Street includes a number of independent business and retailers including the Flora Cinema.

The passageway, edged green on the plan, is shared 50/50 with the neighbouring property, and the yard, edged red on the plan also belongs to number 6.

SCHEDULE OF ACCOMMODATION:

Ground floor retail unit with built in storage, dressing room and entrance from Wendron Street.

Maisonette with entrance from side passageway, stairs leading down to cellar and store, stairs leading up to...

Large hallway with store, W/C, kitchen, and dining/reception room to front with large bay window. Stairs to...

Second floor with 3 bedrooms and family bathroom.

LOCAL AUTHORITY:

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

BUSINESS RATES & COUNCIL TAX:

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 £4,750 and the Council Tax Band for the flat is band 'B'.

SERVICES:

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

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

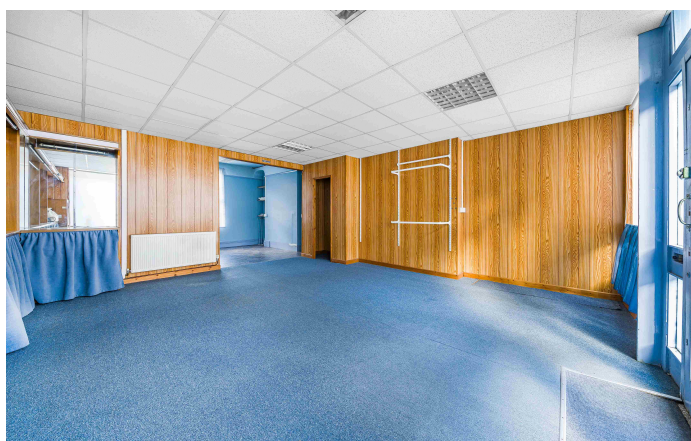
The Energy Performance Rating for the maisonette property is D (60). No EPC exists for the retail unit and prior to any letting a compliant certificate must by law be obtained.

CONTACT INFORMATION:

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

Jonny Bright on 01872 247022
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6 Wendron Street, Helston, TR13 8PS

Approximate Area = 1538 sq ft / 142.8 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

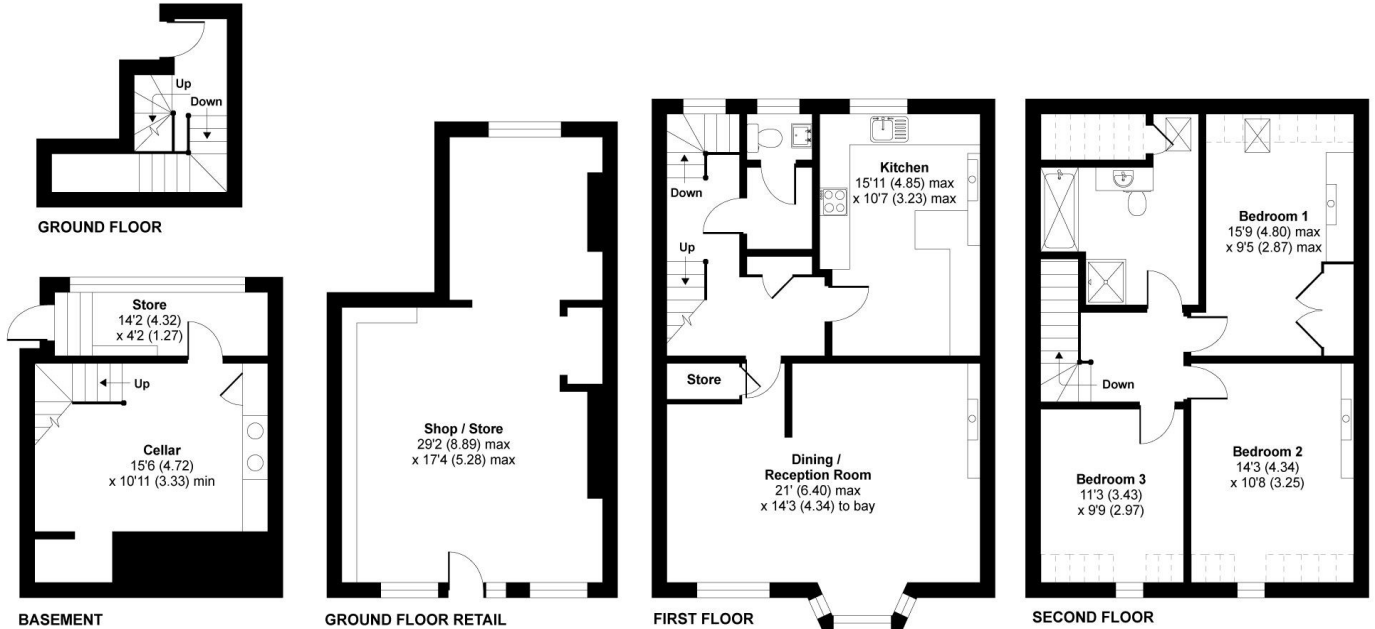
Shop / Store = 425 sq ft / 39.4 sq m

Total = 2036 sq ft / 189.1 sq m

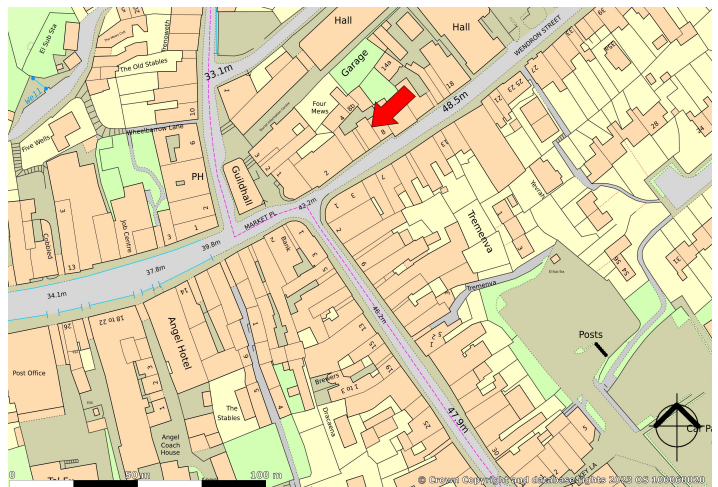
For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2023. Produced for Miller Commercial LLP. REF: 952329



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