

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



The *Lady Eve*  
Vintage



**SALE**



Open

Vintage  
to  
temp  
you

**For Sale**

Guide price **£85,000**

79 Meneage Street, Helston, Cornwall, TR13 8RB

1,338 Sq Ft  
(124.33 Sq M)

# Summary

- Ground floor retail premises
- High profile location
- Extensive retail sales area
- Rear stores and workspace
- Refurbished in 2020 by vendors
- Genuine reason for sale

## Description:

A well-known retail property which the current owners have renovated in recent years to create an attractive shop which is deceptively spacious and includes a very useful workroom to the rear and WC facilities.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a Net Internal Area basis.

Approx	sq m	sq ft
Ground floor retail	77.32	832
Kitchen area	6.14	66
Office area	4.98	54
Stores	10.53	113
Workroom	25.36	273
<b>Total</b>	<b>124.33</b>	<b>1,338</b>

## 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 enquiries.

## EPC / MEES:

D (97)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £9,400 therefore making the approximate Rates Payable £4,690.60 per annum for 2023/24.

Some occupiers may qualify for relief from Business Rates and should make their own enquiries in relation to this.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available freehold. Guide price £85,000. The upper parts have been sold off separately on a 999 year lease.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

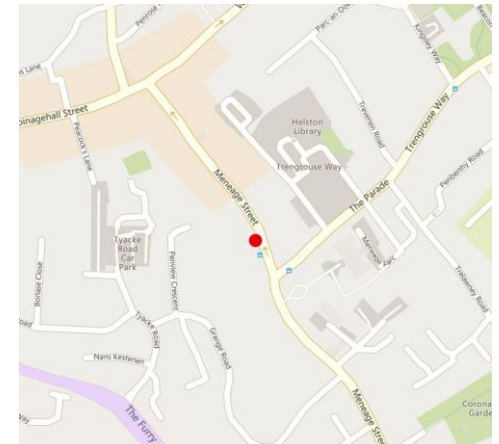
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

### Morwenna Pound

Tel: **07917 916546**

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Main Office

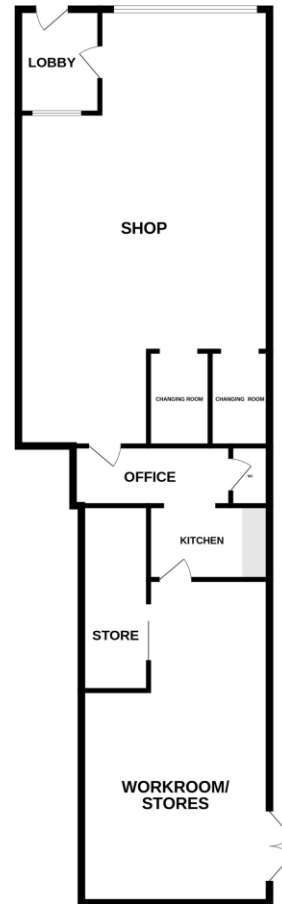
Tel: **01872 245600**

### Truro Office

Walsingham House, Newham Road, Truro,  
Cornwall, TR1 2DP



GROUND FLOOR



## Floor Plan

For illustrative purposes only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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