

31-33 COINAGEHALL STREET, HELSTON, TR13 8ER



- TO LET
- 13,240 SQ FT OVERALL (1,230 SQ M)
- POTENTIAL TO SUB DIVIDE INTO TWO RETAIL UNITS PLUS FIRST FLOOR STORAGE
- REAR ACCESS AND GOODS LIFT
- TOWN CENTRE LOCATION
- EPC RATING C (67)

**£25,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The property is situated 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 20 minute drive west and east respectively. Just to the south of Helston is The RNAS Culdrose air base, the largest local employer. Flambards theme park and the Gweek Seal Sanctuary are both tourist attractions that attract large numbers of visitors throughout the year.

DESCRIPTION

The property is an impressive retail unit with very good street frontage in the heart of the town. Behind a period facade, but benefitting from a modern, glazed, dual entrance frontage totalling 51 ft (15.8 m), the property comprises a large ground floor retail unit coupled with extensive storage area on the first and lower ground floors. To the front of the building at first and second floor levels, are a number of private meeting rooms / offices as well as staff facilities. To the rear of the property is a loading area and a goods lift from the lower ground floor to first floor.

There is potential to split the ground floor into two separate retail units and the first floor can also be sub divided to be used for storage purposes (subject to planning).

SCHEDULE OF ACCOMMODATION

Lower ground floor storage - 1,599 sq ft (148.5 sq m)

Ground floor retail - 5,758 sq ft (535 sq m)

First floor storage - 4,090 sq ft (380 sq m)

First floor ancillary area - 959 sq ft (89 sq m)

Second floor ancillary area - 834 sq ft (77.5 sq m)

TOTAL 13,240 sq ft (1,230 sq m)

LEASE TERMS

A new full repairing and insuring lease is offered, the terms of which are open to negotiation.

LEGAL COSTS

Each party to bear their own.

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 £41,500. 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

VAT

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

ENERGY PERFORMANCE CERTIFICATE

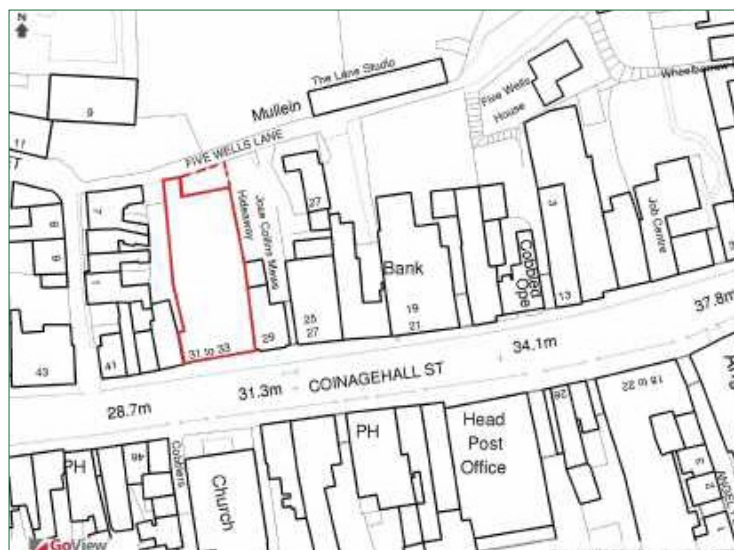
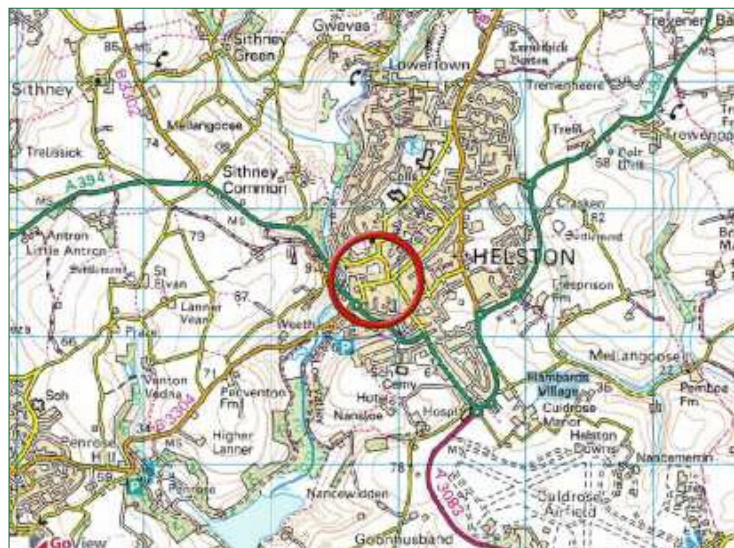
The Energy Performance Certificate is rated as "C" (67). Full details on request.

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk



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