

Miller Commercial

Chartered Surveyors and Business Property Specialists



4 Wendron Street, Helston TR13 8PS

- VERSATILE PREMISES WOULD SUIT CAFE/ RETAIL/OFFICE
- NEW LEASE OFFERED

From £8,500 per annum Leasehold



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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.

The premises front Wendron Street and are within close proximity of Wendron Street Car Park

DESCRIPTION

A ground floor retail unit/catering establishment which has operated as a restaurant for the last 14 years and is available following the retirement of the proprietor. It includes a kitchen and store within the basement. The kitchen is not however capable of taking commercial extraction due to the proximity of neighbouring premises to the rear. The building is suited for retail or office use.

ACCOMODATION

(All areas and dimensions are approximate).

Ground Floor

Max. Internal Depth - 9.20m

Max. Internal Width 5.44m

Net Retail Area 41.4 sq . (446 sq ft)

WC with wash basin

Lower Ground Floor

Kitchen 15.6 sq m (168 sq ft)

Cellar/Store 19.1 sq m (206 sq ft)

Cupboard 1.8 sq m (19 sq ft).

TENURE

The premises are offered by way of a new proportional full repairing and insuring lease. Offers are sought in excess of £8500. The remaining terms are open to negotiation.

LEGAL COSTS

The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

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 £5900.. This is below the threshold where rates become payable for a business that holds only one commercial property.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D.(99)

FIXTURES AND FITTINGS

The outgoing tenant has left his fixtures and fittings in situ. These can be made available by separate negotiation with the individual concerned. Note however that the property is incapable of having commercial catering extraction



which means that full cooking/frying is not possible upon the premises.

CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

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