

Miller Commercial

Chartered Surveyors and Business Property Specialists



75 Meneage Street, Helston TR13 8RB

- LOCK UP RETAIL PREMISES
- PROMINENT POSITION
- NEW PROPORTIONAL FULL REPAIRING AND INSURING LEASE
- ENERGY PERFORMANCE ASSET RATING C(66)

£6,000 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

The premises are situated at the junction of Menage Street and the Parade and are highly visible for pedestrian and vehicular traffic. Nearby occupiers include a number of specialist shops and office users.

DESCRIPTION

A single fronted ground floor lock-up retail unit.

ACCOMMODATION

(All areas and measurements are approximate).
Retail Area - Depth - 7.23m Width 5.2m. Area 34 sq.m (366 sq.ft)

TENURE

The premises are offered by way of a new proportional repairing and insuring lease the terms of which are open to negotiation.

LEGAL COSTS

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

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 £5,100. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

SERVICES

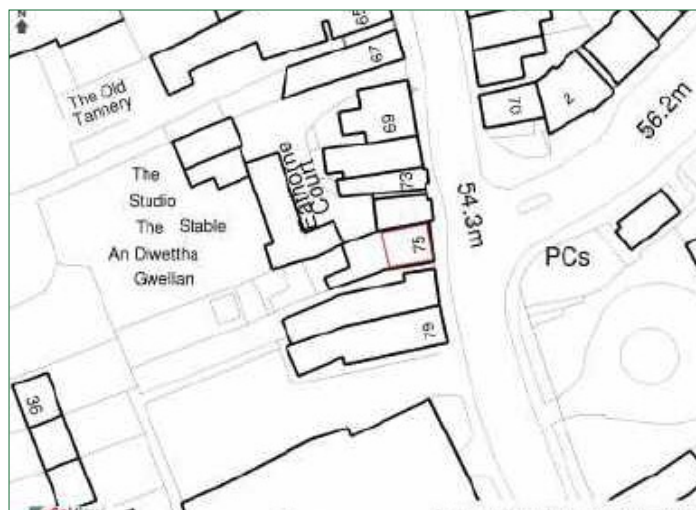
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (66).



CONTACT INFORMATION

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

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

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

VIEWING: Strictly by prior appointment through Miller Commercial.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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