

GUIDE PRICE
**£140,000–
150,000**

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
7th April 2021



BY ORDER OF
**A Major Property
Company**



11 Meneage Street, Helston, Cornwall TR13 8AA

Freehold town centre retail and residential investment producing
£16,500 per annum (rising to £17,500 per annum in December 2021)

Bid1.

Property Summary

- Freehold retail/residential investment
- Town centre location
- Includes a self contained three bedroom maisonette
- Fully let
- Producing £16,500 per annum (rising to £17,500 per annum in December 2021)

Location

The town of Helston is situated at the northern end of the Lizard Peninsula about 12 miles east of Penzance, 10 miles south of Redruth and 13 miles south west of Falmouth. It is accessed via the A394 and B3297 with the former being the main route from Falmouth through to Penzance. Railway services are via nearby Redruth railway station, which is on the Cornish main line. Cornwall Airport lies about 35 miles to the north east at Newquay.

Meneage Street lies in the town centre running south east from Coinagehall Street and is one of the town's principal shopping thoroughfares. The property lies on the west side of the street close to occupiers including Lloyds Bank, WH Smith, NatWest, Costa and Boots.

Description

A three storey mid terraced building of traditional construction beneath a pitched roof. The building is arranged as a ground floor retail unit and rear office with further office and ancillary accommodation at part first floor level. The remaining first floor and entire second floor provides a self contained three bedroom maisonette providing a kitchen and living room on the first floor and three bedrooms and a bathroom/WC on the second floor. Access to the maisonette is via a passageway to the right hand side of the building.

Tenure

Freehold



VAT

Please refer to the legal pack.

EPC

Please refer to the legal pack.

Local Authority

Cornwall Council
0300 123 4151
www.cornwall.gov.uk

Floor	Accommodation	Tenancy	Rent PA
Ground	Retail 63.48 sq m (683 sq ft)	Let to an individual t/a Manor Fashions for 6 years from 09/11/20 (1)	£9,000 (2)
First (part)	Office 8.30 sq m (89 sq ft) Office/ancillary (18.40 sq m (198 sq ft)		
First/second	Three bedroom maisonette 104.61 sq m (1,126 sq ft)	AST (holding over)	£7,500
TOTAL			£16,500

(1) There is a tenant's break clause on 08/11/23

(2) There is a fixed rental uplift to £10,000pa on 21/12/2021

The auctioneers have not measured the property. All areas have been provided by the vendor

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