

TO LET

1 WENDRON STREET HELSTON CORNWALL



**A WELL POSITIONED SECONDARY RETAIL UNIT IN A BUSY CORNISH
MARKET TOWN OFFERED WITH VACANT POSSESSION**

READY FOR IMMEDIATE OCCUPATION

SALES - 33.19 SQ M (358 SQ FT)

AVAILABLE ON A NEW THREE/FIVE YEAR LEASE

RENTAL - £4,250 PER ANNUM EXCLUSIVE

LOCATION

The property is situated in the town of Helston, approximately 15 miles west of the cathedral city of Truro. The town has a resident population in the region of 10,000 persons and is the commercial centre for the adjoining Royal Naval Base and also services the Lizard Peninsula.

The property is situated at the bottom of Wendron Street, in close proximity to the junction with Coinagehall Street and Meneage Street. It is a specialist trading position, a short distance from the prime retail pitch.

DESCRIPTION

The property offers a ground floor lock up sales area with shared use of a WC facility to the rear.

ACCOMMODATION

Sales 33.19 sq m (358 sq ft)

TERMS

The property is offered by way of a new three of five year lease with a commencing rental of £4,250 per annum.

LEGAL COSTS

The tenant is expected to contribute towards the landlord's reasonable costs in the preparation and execution of the lease.

BUSINESS RATES

We understand following enquiries with Cornwall Council, that the property has been assessed for business rating purposes as follows:

Rateable value	£3,200
Rates payable	£1,350

VIEWING

Strictly by appointment only through:

Scott Burridge Commercial
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

Tel: 01872 277397
Fax: 01872 223342

For the attention of Matt Gunn

Email: mtg@sbcproperty.com