

# Lot 25

Vacant

## The Parade, Trengrouse Way, Helston, Cornwall TR13 8AF

Town Centre Retail Opportunity



### Key Details

- Benefits from Open A1 Retail planning use
- Purpose built detached unit totalling approximately 17,748 sq ft
- Approximate site area of 0.56 acres
- Adjacent to the town's principal car park
- Asset management opportunities

### On Behalf of Receivers

#### Location

Miles: 12 miles south-west of Falmouth  
16 miles south-west of Truro  
25 miles south-west of Newquay

Roads: A394, A30

Air: Newquay Airport

#### Situation

Helston is a popular and historic market town situated at the northern end of the Lizard peninsula, an area favoured by tourists and just 12 miles from Falmouth. The property is situated in the heart of the town centre on The Parade, adjacent to the prime retail thoroughfare of Meneage Street. The property benefits from being positioned at the entrance to the town's principal public car park (over 200 spaces), adjacent to a library and medical centre and also benefits from a pedestrian walkway close by leading directly to Meneage Street.

#### Description

The property comprises a purpose built detached retail unit, formerly used as a supermarket and provides accommodation at ground and lower ground floors, each with level access. The ground floor offers an open plan retail area and benefits from a glazed customer entrance and goods lift. The lower ground floor comprises warehousing, ancillary offices, stores, staff facilities and a loading bay. The property has an approximate site area of 0.23 hectares (0.56 acres).

#### Tenure

Long leasehold. Held from Cornwall Council for a term of 155 years from 24th May 1985 at a peppercorn rent.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Band C. Please see legal pack at acutus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Retail/Ancillary	1,203.57 sq m	(12,955 sq ft)	VACANT
Lower Ground	Warehouse/ Ancillary	445.30 sq m	(4,793 sq ft)	
<b>Total</b>		<b>1,648.87 sq m</b>	<b>(17,748 sq ft)</b>	

### Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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