



To Let

£40,000 pax

Unit D2, Helston Business Park, Clodgey Lane,
Helston, Cornwall TR13 8F

3,348 Sq Ft
(311 Sq M)

Summary

- Modern commercial unit
- Completed in 2021
- 311 sq m (3,348 sq ft)
- Readily accessible on the outskirts of Helston
- Other occupiers include Screwfix, Bradfords Builders Merchants, Howdens & Toolstation
- Allocated parking spaces

Location:

The development is readily accessed off the Helston bypass adjacent to The May Tree Premier Inn and Hotel.

Helston is a popular and growing market town in close proximity to the south coast. The town has a resident population in the region of 11,500 in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Description:

Plot D is a prominent phase of this very successful commercial development by MJL Group Ltd. The unit is between Howden and Toolstation. A front office, wc and kitchenette have been installed in the unit.

The unit has a minimum eaves height of approx 6m and a motorised roller shutter door with an opening approx 5m x 5m.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total Approx	311	3,348

Service charge:

There will be a service charge in place for the upkeep of the estate and landscaping. Further details will be available on request.

Services:

Mains electricity, water and drainage are connected but not distributed internally.

EPC / MEES:

B (31)

Planning:

The building was constructed under planning permission reference number PA19/ 04220, for the development of premises for B1, B2 and B8 commercial uses plus ancillary trade counter use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £28,500 therefore making the approximate Rates Payable £14,221.50 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A new lease is available for a minimum term of 10 years.

Legal fees:

Each party to pay their own legal fees incurred unless expressly agreed otherwise.

VAT:

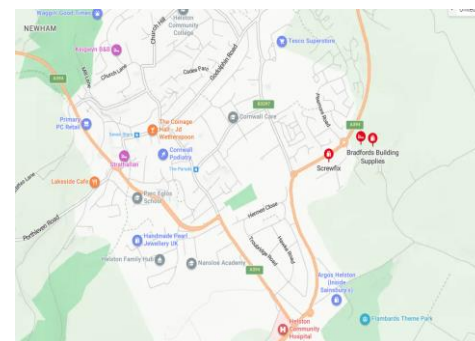
VAT will be applicable to the rent and all other outgoings where appropriate.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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