

stratton
creber
commercial

property consultants



To Let

2-2a Meneage Street,
Helston, TR13 8AB

Prominent Ground Floor Corner Pitch

Extensive Glass Frontage

1,794 sq ft (167 sq m)

Suitable for a Range of Users

£12,000 per annum

Viewing by prior appointment with
Monty Cloutman

(01872) 261028

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strattoncrebercommercial.co.uk



Location & Description

The ground floor retail unit occupies a prominent corner pitch with frontages to Wendron Street and Meneage Street in the retail heart of Helston. The size and location would suit a range users.

The configuration comprises of an open plan sales area to the front, with male and disabled WCs, with rear ancillary accommodation comprising of a kitchenette, store and a staff WC.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Sales	149 sq m	1,605 sq ft
Rear Ancillary	18 sq m	189 sq ft
Total:	167 sq m	1,794 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is £12,000 PAX. References and a deposit may be required.

Rateable Value

We understand that the property is shown in the 2026 Rating List has having a rateable value of £28,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is B-27.

Service Charge and Insurance

Landlord to recover a proportional service charge and insurance contribution for the building.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent / purchase price. However, we suggest all interested parties make their own enquiries.*

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Ref: TR2593

Date: April 2026

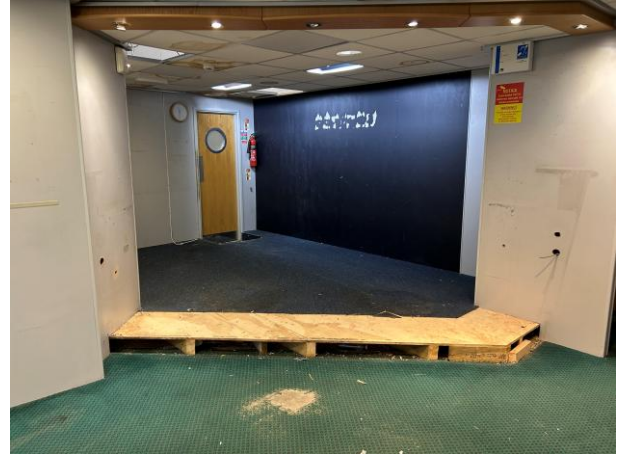
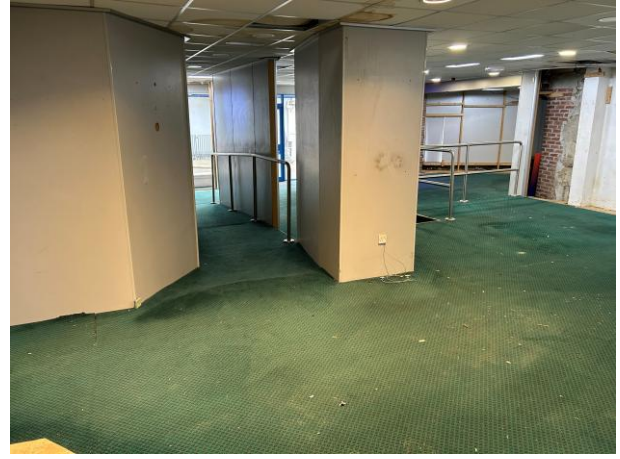


Truro Office

Compass House, Truro Business Park,
Threemilestone,
Truro, Cornwall, TR4 9LD
Tel: 01872 261028
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
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