



stratton
creber
commercial

property consultants

For Sale

10b Coinagehall Street,
Helston, TR13 8EB

Three Storey Mixed-Use Property

Ground Floor Commercial Unit

Second Floor 1-Bedroom Flat

Flat let on AST at £550 pcm (£6,600 pa)

Guide Price of £125,000 for the Freehold

Viewing by prior appointment with
Monty Cloutman

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strattoncrebercommercial.co.uk



Location & Description

The property is situated within Helston town centre on the Coinage Ope, a pedestrianised walkway off the town's main retailing high street Coinagehall Street.

The property comprises a mid-terrace 3 storey mixed-use building. Internally the ground floor is a retail shop, with the first floor comprising of a WC and ancillary accommodation., and a 1-bedroom flat on the second floor. There are doorways to the communal stairwell which separate access to the commercial and residential sections of the property, with a separate entrance from street level to the stairwell.

The commercial premises is owner-occupied at present and will be vacant upon completion, with the property suiting an owner occupier or an investor.

Accommodation

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

Ground Floor	45 sq m	484 sq ft
First Floor	34 sq m	369 sq ft
Second Floor	44 sq m	473 sq ft
Total:	123 sq m	1,326 sq ft

Tenure

Freehold

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £3,850. 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 D-80.

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 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

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Date: July 2025

Ref: MC/TR2431



Truro Office

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