



2A THOMAS STREET, PORTHLEVEN, HELSTON, TR13 9DG

£50,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The property is located in the popular tourist and fishing village of Porthleven, close to Helston. Thomas Street is largely a residential street a mere 5 minutes walk from the harbour. Porthleven itself is home to around 3,100 residents with the immensely popular Porthleven Food Festival bringing more than 40,000 to its streets, as well as tourism being popular year round.

DESCRIPTION:

Well located and presented retail/studio premises in Porthleven, close to the harbour and enjoying good levels of footfall year round. The premises are single storey with large windows bringing in plenty of natural light. They are available immediately by way of the long leasehold interest which has 989 years to run.

SCHEDULE OF ACCOMMODATION:

The premises comprises a singular room with running water but no welfare facilities.

The premises have been measured under Net Internal Area in accordance with RICS Property Measurement, Second Edition and are approximately 15.79 Sq M / 170 Sq Ft

TENURE:

Freehold - we are advised there is an aspect of flying freehold to the rear.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £2,850. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is G (158).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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