

Helston - 7 Meneage Street, Cornwall TR13 8AA  
Freehold Retail and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



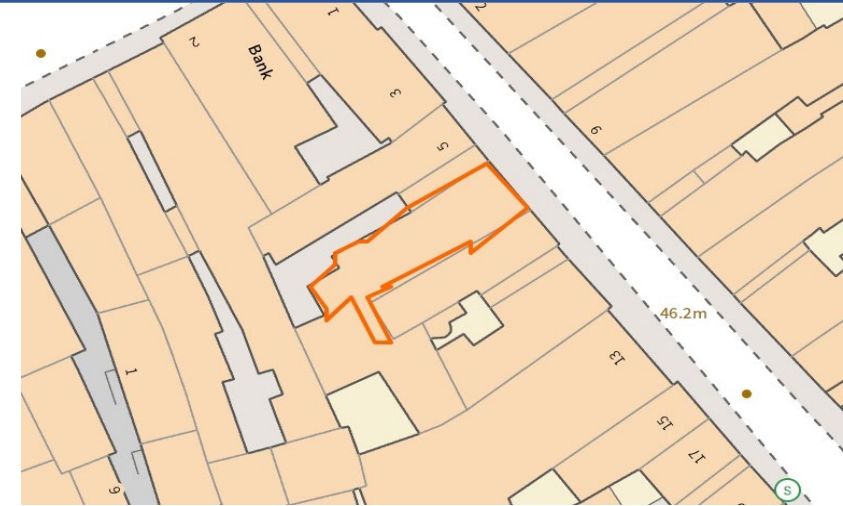
# Helston - 7 Meneage Street, Cornwall TR13 8AA

## Freehold Retail and Residential Investment



### Investment Consideration:

- Purchase Price: £154,950
- Gross Initial Yield: 8.02%
- Rental Income: £12,420 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop and 2-bed flat at first and second floor
- Total area size of 165 sq m (1,774 sq ft)
- Nearby occupiers include Costa Coffee, WH Smith, restaurant/takeaway's, jewellers and pet shop, amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 7 (Ground Floor)	Retail Shop: 72 sq m (776 sq ft) Retail Area, Kitchenette, Store, WC	Vapes Direct Limited	5 Years from September 2020	£6,240	Note 1: FRI Note 2: Rent increases to £6,480 p.a. in September 2022 Note 3: Tenant option to determine in September 2023 Note 4: Tenant in occupation since 2016 Note 5: Lease within Landlord and Tenant Act 1954.
No. 7 (First/Second Floor)	Maisonette: 93 sq m (998 sq ft) 2 Bedrooms, Kitchen, Living Room, Bathroom, WC	Individual	18 Months from 16 March 2020	£6,180	Note 1: AST Note 2: Deposit held of £550
Total				£12,420	



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### Property Description:

The property comprises ground floor retail shop and 2-bedroom flat at first and second floor with the following accommodation and dimensions:

Ground Floor: Shop      72 sq m    (776 sq ft)  
Retail Area, Kitchenette, Store, WC

First/Second Floor: Flat    93 sq m    (998 sq ft)  
2 Bedrooms, Kitchen, Living Room, Bathroom, WC

### Tenancy:

The ground floor shop is at present let to Vapes Direct Limited for a term of 5 years from September 2020 at a current rent of £6,240 per annum and the lease contains full repairing and insuring covenants. Rent increases to £6,480 p.a. in September 2022. Tenant option to determine in September 2023. Tenant in occupation since 2016. Lease within Landlord and Tenant 1954 Act.

The first/second floor flat is at present let on AST to an Individual for a term of 18 months from 16<sup>th</sup> March 2020 at a current rent of £6,180 per annum. Deposit held of £550.



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Ground Floor Retail Shop:





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First/Second Floor Maisonette:



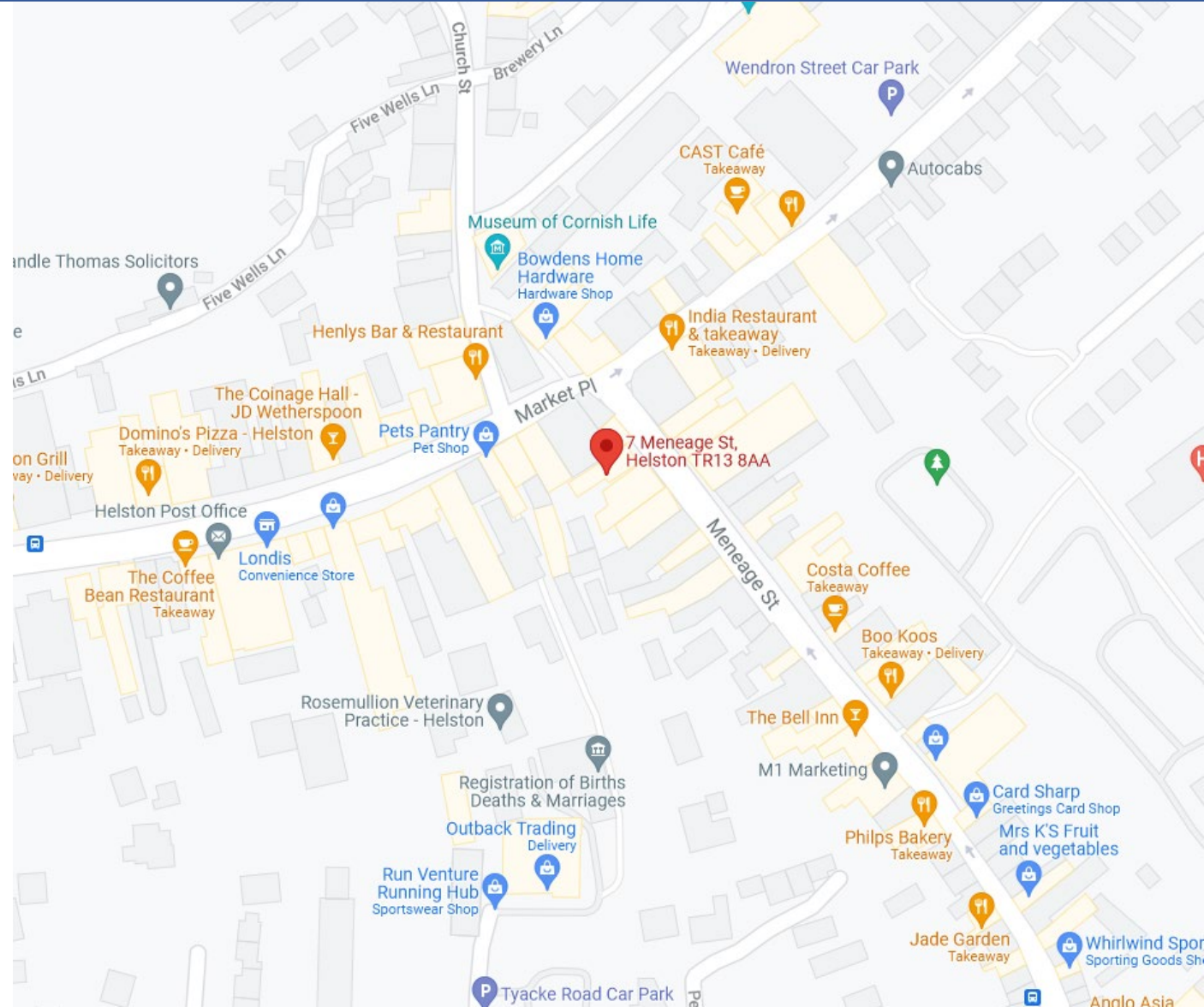
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### Location:

Helston is a town and civil parish on the south coast of Cornwall and is situated at the northern end of the Lizard Peninsula. The town is well served by public transport with bus stops located nearby. The nearest railway station is Camborne, located approximately 8 miles away. The area is well serviced by A roads with the A394 being within easy reach of the property. This links to the main A30 trunk road linking Cornwall to the M5. The Cathedral City of Truro is 20 miles away and Newquay Airport is 32 miles away. The property is situated on Meneage Street which is one of the two main shopping streets in the larger market town of Helston. Nearby occupiers include Costa Coffee, WH Smith, restaurant/takeaway's, jewellers and pet shop, amongst other local traders.



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## Freehold Retail and Residential Investment

### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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