



40/42 Meneage Street, Helston, Cornwall, TR13 8QY

Town Centre Location

- Full Building
- 6,762sq ft)
- Let to Superdrug Stores Plc
- Lease Extended to 2031
- Passing £34,000p.a.
- Sale: o/o £350,000

LOCATION

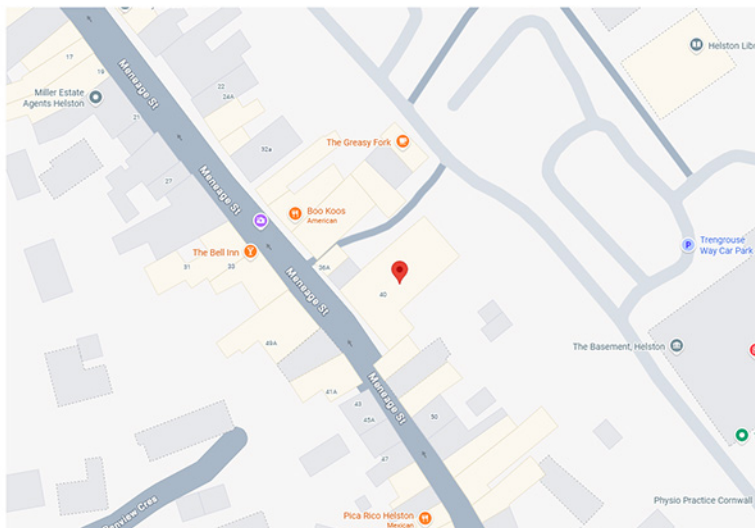
Helston is a historic market town in west Cornwall, set on the River Cober about 1.5 miles inland from the south coast and the tidal Loe Pool. It is the most southerly town on the British mainland, roughly 13 miles east of Penzance and 10 miles south-west of Falmouth, and it is the recognised gateway to the Lizard peninsula. At the 2021 Census the parish population was 11,611, with the built-up area at about 11,360. The town serves a wide rural catchment of Lizard villages, including Porthleven, Mullion and the Lizard itself, together with the large local workforce at RNAS Culdrose, which sits on the southern edge of the town. Retail, services and tourism are the mainstays, with Helston Community College drawing pupils from across the peninsula.

The principal road is the A394, running west to Penzance and north-east through Penryn to the A39 for Falmouth and Truro. The B3297 runs north to Redruth. Helston has no railway station: the branch from Gwinear Road closed in the 1960s, and the nearest main-line stations are Redruth and Camborne, about 8 to 10 miles north. First Kernow's U4 links Penzance station with Falmouth via Helston, and the 34 runs from Redruth station through the town to the Lizard. Cornwall Airport Newquay is about 26 miles to the north.

PROPERTY

The property comprises a 2 storey commercial development surmounted by a pitched roof. The property benefits from a substantial glazed frontage with open plan retailing space internally. The property benefits from stores, office and staff facilities at 1st floor and has been fitted out in accordance with Superdrug's corporate specifications. The second floor provides plant room and stores.

The property benefits from rear loading via a shared area with boots, accessed via The Parade to the east.



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LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Superdrug Stores Plc recently extended to 20th May 2031 at a passing rent of £34,000p.a. with a tenants option to determine in 2029.

Superdrug Stores plc is a UK health and beauty retailer, second on the high street behind Boots. It is now wholly owned by A.S. Watson (Health & Beauty UK) Limited, part of the A.S. Watson Group, the international health and beauty arm of Hong Kong-listed CK Hutchison Holdings. Sister UK fascias in the same group include Savers and The Perfume Shop.

For the year to 28 December 2024 the company reported turnover of £1.63 billion, up from £1.53 billion, and pre-tax profit of £136.8 million, with an average of 14,479 employees. It trades from more than 800 shops across the UK and the Republic of Ireland, including pharmacies with consultation rooms in over 200 stores, and also sells online, including into Denmark, Finland and Sweden.

AREA

The property has been calculated to extend to the following area;

Ground: 358.3sqm (3,863sq ft)
1st: 223.9sqm (2,410sq ft)
2nd: 45.4sqm (489sq ft)
Total: 628.2sqm (6,762sq ft)

NAV/RV

£35,250

SALE

The property is available on a freehold basis for o/o £350,000

LEGAL

Each party shall bear their own legal costs incurred in the transaction

V.A.T.

Figures quoted exclusive of V.A.T.

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.