

36A Meneage Street, Helston, TR13 8QY

£75,000 Leasehold

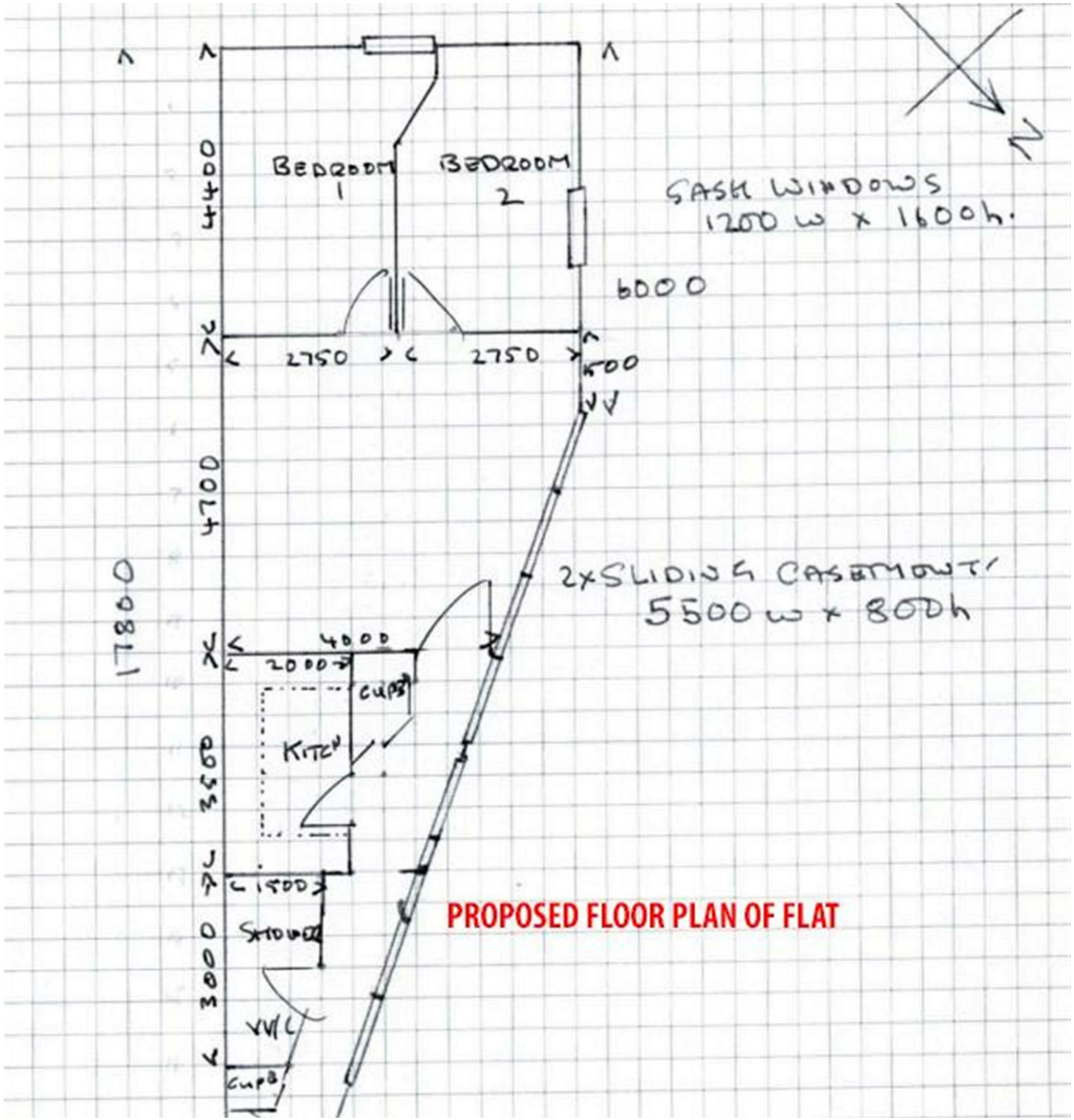
CHRISTOPHERS
ESTATE AGENTS

36A Meneage Street

- FORMER FIRST-FLOOR OFFICE
- PLANNING PERMISSION FOR TWO-BEDROOM CONVERSION
- REMAINDER OF A 999-YEAR LEASE
- TOWN-CENTRE LOCATION
- LEASEHOLD
- EPC COMMERCIAL - D96




Advertiser
Downstand Trust
Suspends Clerk



Former First-Floor Office with Planning Permission for a Two-Bedroom Residential Conversion in the market town of Helston

An excellent opportunity to acquire a former first-floor office, offered with the remainder of a 999-year lease, originally granted in TBC.

Situated just off of one of Helston's main trading streets, the property benefits from a convenient town-centre location, with a council pay-and-display car park immediately to the rear and pedestrian access directly onto the main street.

The accommodation currently comprises an entrance hallway, WC, small kitchen area, and front and rear office rooms.

Planning permission has been granted for the conversion of the property into a two-bedroom residential unit, presenting an exciting opportunity for a business, investors, developers or those seeking a town-centre residential project.

Further details of the scheme can be found on the Cornwall Council Planning Portal under application reference PA25/09155.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

FRONT OFFICE 31'11" x 18'0" narrowing to 10'11" (9.73 x 5.49 narrowing to 3.33)
With windows to the side aspect and doors to:

ROOM ONE
With a sink unit and worktop.

W.C.
With W.C., wash hand basin with instant hot water heater over (not tested).

REAR OFFICE 18'0" x 12'9" (5.5 x 3.9)
With windows to both the front and side aspect.

SERICES/UTILITIES
Mains water, electricity and drainage.

WHAT3WORDS
thickens.ideals.mascot

FLOOD RISK
River & Seas Very Low Surface Water Very Low.

ANTI-MONEY LAUNDERING
We are required by law to ask all purchasers for verified ID prior to instructing a sale

DATE DETAILS PREPARED.
1st October 2026.

MOBILE AND BROADBAND
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/







PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

AGENTS NOTE

We are advised a new 999 year lease will be created at the point of a sale.

AGENTS NOTE TWO

We are advised there is a peppercorn rent.

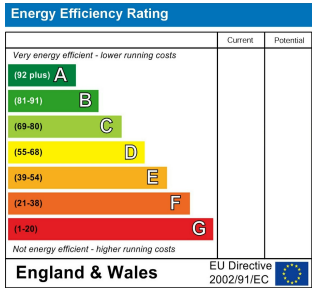
AGENTS NOTE THREE

The annual service charge is yet to be assessed.

AGENTS NOTE FOUR

The property is situated in a conservation area.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Christophers Estate Agents

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