



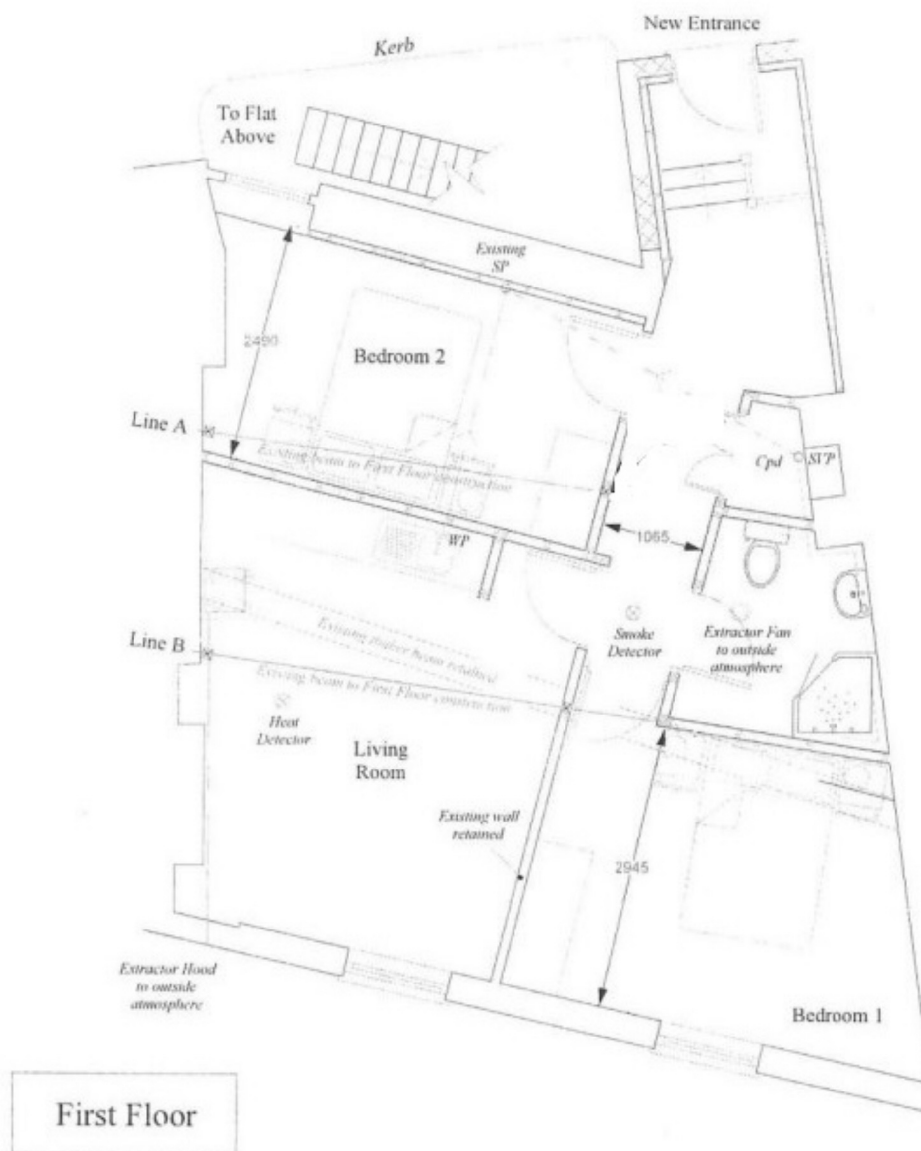
Flat Conversion Opportunity,
7 Grants Walk
St Austell PL25 5AA

Miller Commercial 
Chartered Surveyors and Business Property Specialists

Offers over £50,000 Long leasehold

A potential conversion opportunity of a first floor commercial space which has its own independent access from Grants Walk. The premises are considered suitable for use either as storage or alternatively for conversion to a residential flat subject to securing planning consent for change of use.

- CONVERSION OPPORTUNITY (SUBJECT TO CONSENTS)
- GROUND FLOOR AT REAR
- 999 YEAR LEASE
- EPC RATING C (58)



LOCATION

The property is well located on the edge of St Austell Town Centre, close to Fore Street and the White River Shopping Centre. It is an approximate 7 min walk from the station and bus terminus.

DESCRIPTION

The premises comprise a former storage and staff area utilised in connection with the retail space below. They are currently in shell finish awaiting fitting out. It is considered that, subject to consents, they would be ideally suited for conversion to residential accommodation as they benefit from their own independent access from Grants Walk to the rear.

ACCOMMODATION

The space is clear and open plan. Area 59.4 sq m (640 sq ft).

PLANNING

Interested parties should make their own enquiries of Cornwall Council. Tel 0300 1234 151 <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/>

HERITAGE GRANT

It is understood that a heritage grant may be available to assist with undertaking improvements to the premises. This primarily relates to the windows. Further details available upon request.

TENURE

The premises will be offered by way of a 999 year lease which will be subject to a ground rent of £100 per annum.

LEGAL COSTS

Each party to bear their own.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (58).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

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